

3

BEDROOM

HOUSE PLANS



. . . introduction

The designs presented here have been prepared by experienced designers in the small house field who have succeeded in providing free circulation between rooms, exceptional closet and storage space and efficient kitchen arrangements. Exteriors have been designed to fit any neighborhood and are quietly dignified and attractive, as good designs must be.

Building a house can be a satisfying adventure but mistakes can be costly. The most important single item for future enjoyment of your home is the plan. Select your plan carefully and avoid unusual or complicated arrangements which tend to lower the re-sale value. Use standard construction methods and materials to keep construction costs to a minimum.

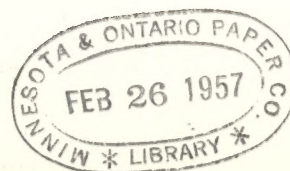
This is one of a series of books containing the latest and best in modern small house planning. To simplify your search for a suitable plan the designs have been grouped into books, according to type of house, as follows:

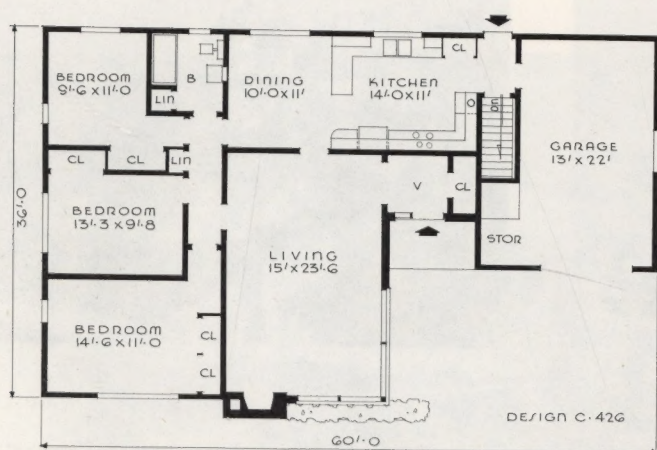
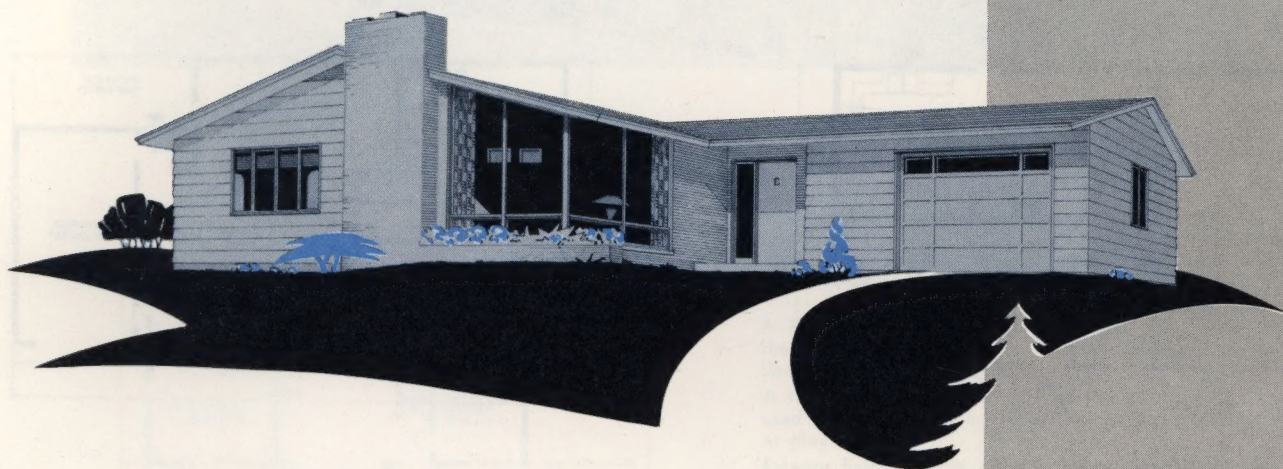
2 Bedroom Houses 1 story and basement
3 Bedroom Houses 1 story and basement
4 Bedroom Houses 1 story and basement
1½ Story Houses . 2 to 4 bedrooms and basements
Basementless Houses . . . 2 and 3 bedroom houses

Write for detailed information and special prices on quantity orders for books. Blueprint working drawings, specifications and lumber lists are available for all published designs at one standard price.

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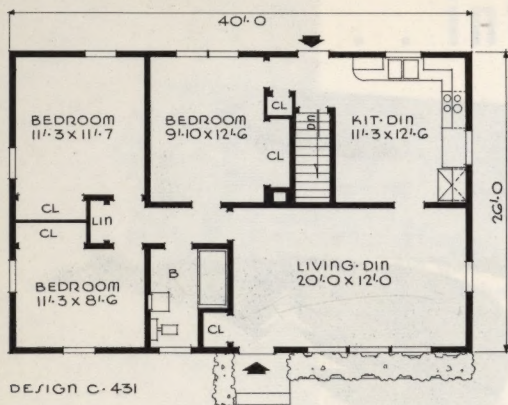
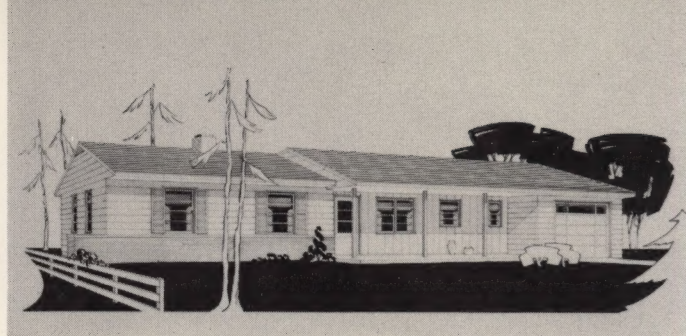
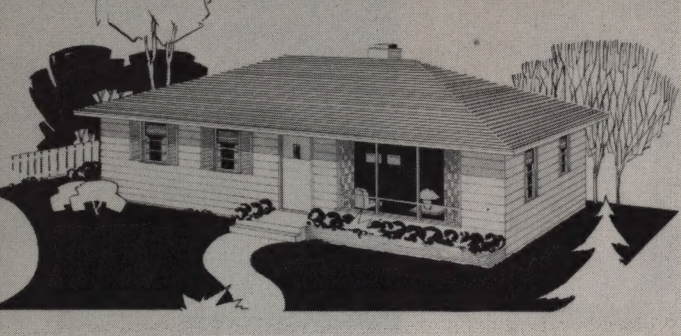


Design C-426

1,427 sq. ft.
26,868 cu. ft.
(not incl. garage)

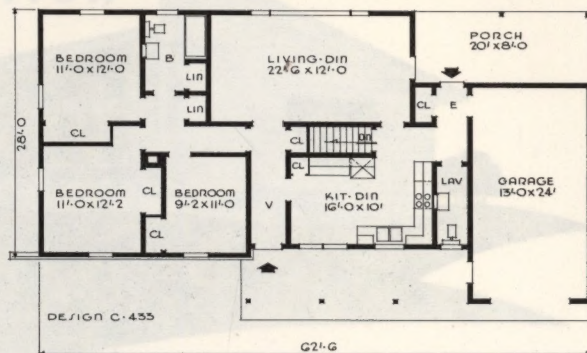
Items of special interest in this plan are the large living room with studio ceiling, extra large combination dinette-kitchen with its snack bar, built-in oven and counter top stove.

Other features include full basement, attached garage, large picture windows, wide siding, brick chimney and planter.



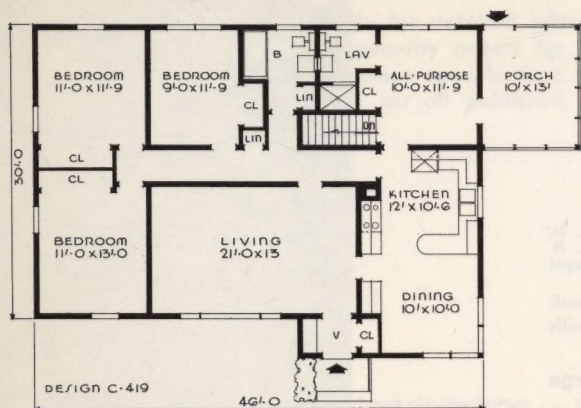
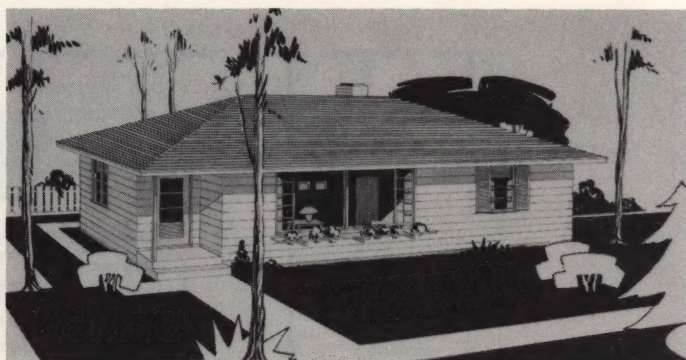
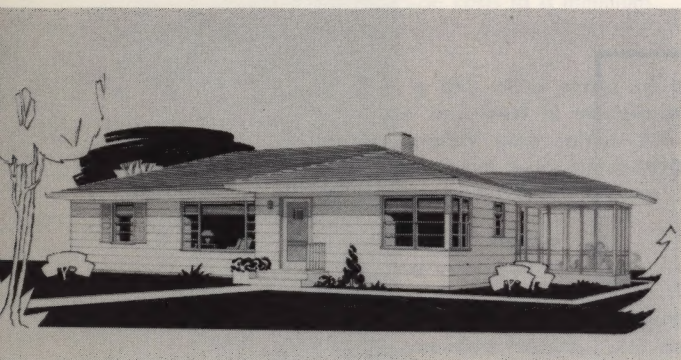
Design C-431

1,040 sq. ft.
19,760 cu. ft.



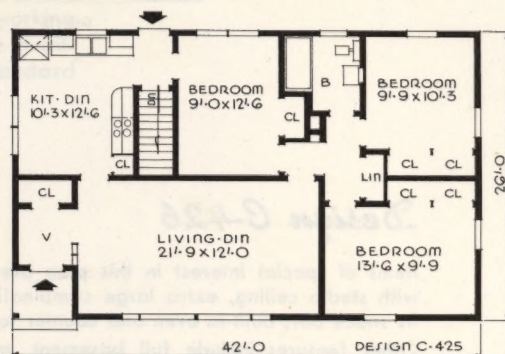
Design C-433

1,295 sq. ft.
24,605 cu. ft.
(not incl. garage)



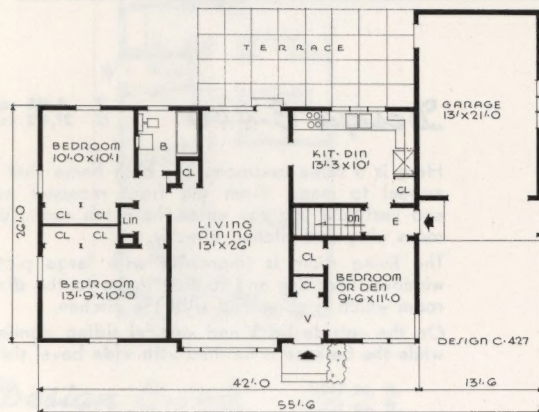
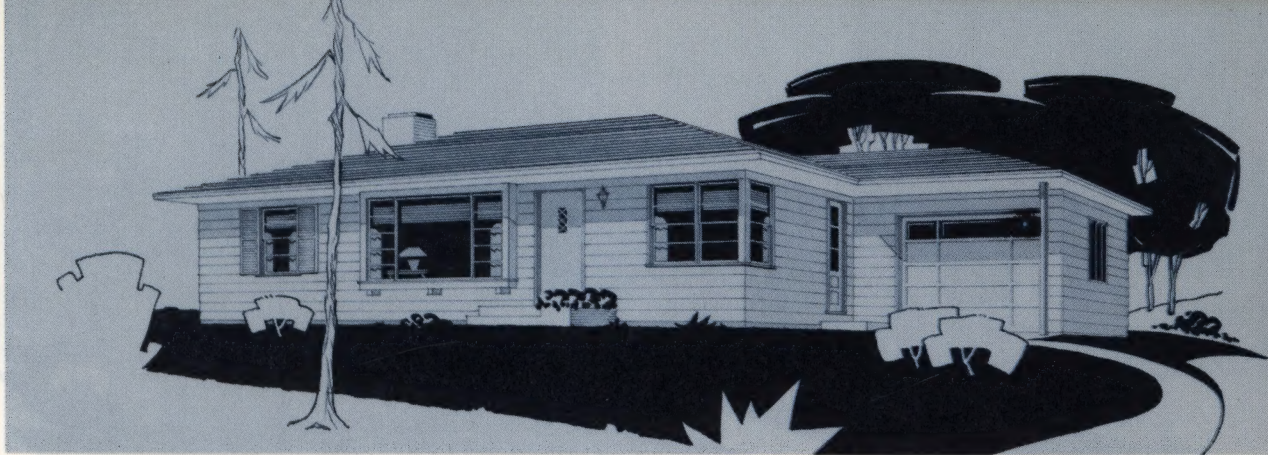
Design C-419

1,456 sq. ft.
27,588 cu. ft.
(not incl. porch)



Design C-425

1,069 sq. ft.
19,776 cu. ft.



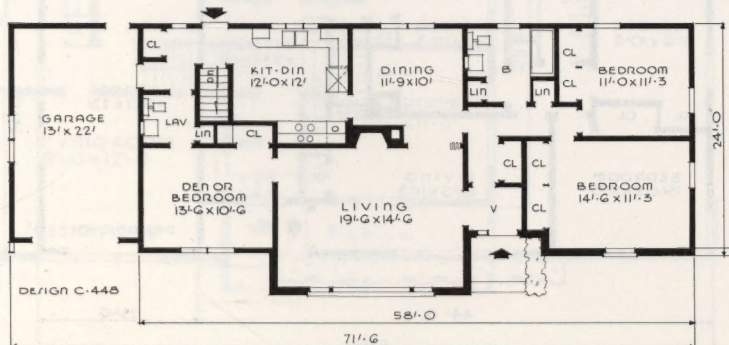
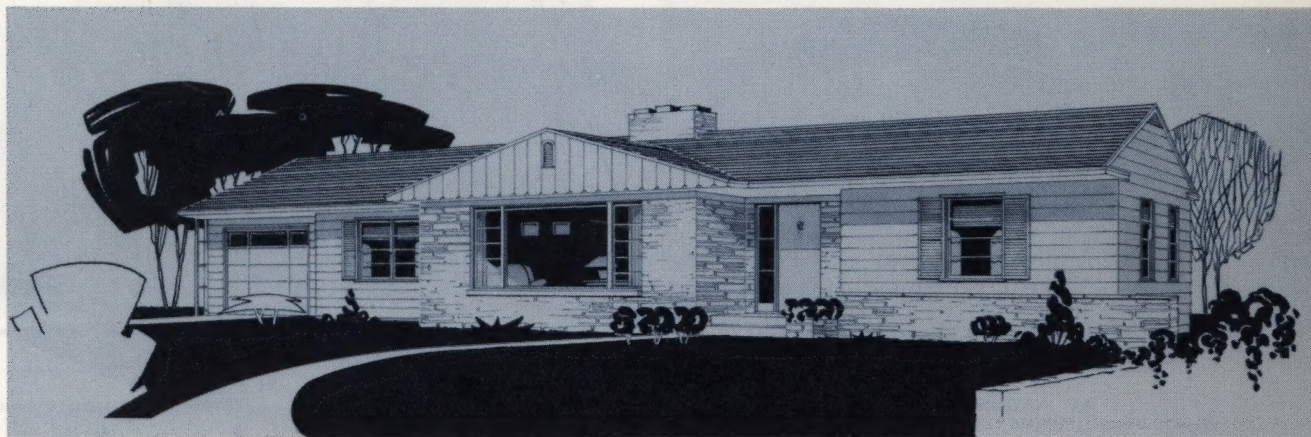
Design C-427

1,092 sq. ft.
20,475 cu. ft.
(not incl. garage)

A living-dining room, running through the center of the house, opens to a rear terrace and separates the sleeping and service sections.

A third bedroom to the right of the entrance can be used for a variety of activities such as den, office work or play room.

Exterior finish consists of wide siding, asphalt shingles, brick planter and shutters. There is a full basement, attached garage, terrace and bay picture window.



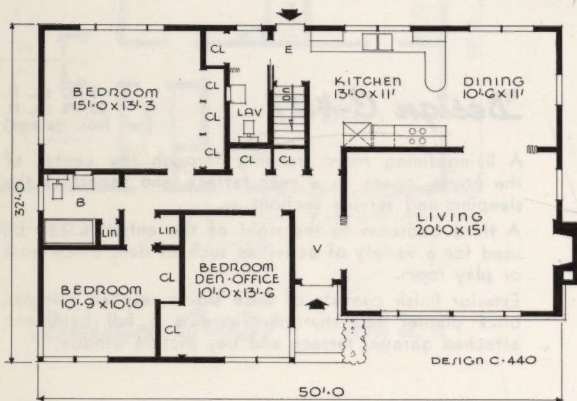
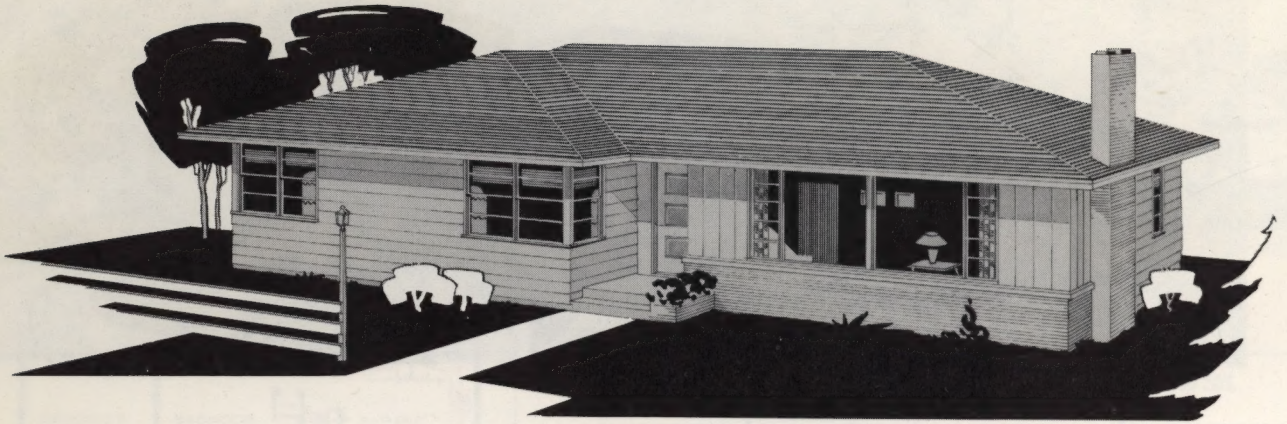
Design C-448

1,459 sq. ft.
26,262 cu. ft.
(not incl. garage)

Long but narrow, this low styled house is deserving of the word Rambler.

The plan speaks for itself and deserves careful study because many features and conveniences have been incorporated to provide gracious living.

The picture window is framed in stone and a graceful gable, the balance being wide beveled siding.



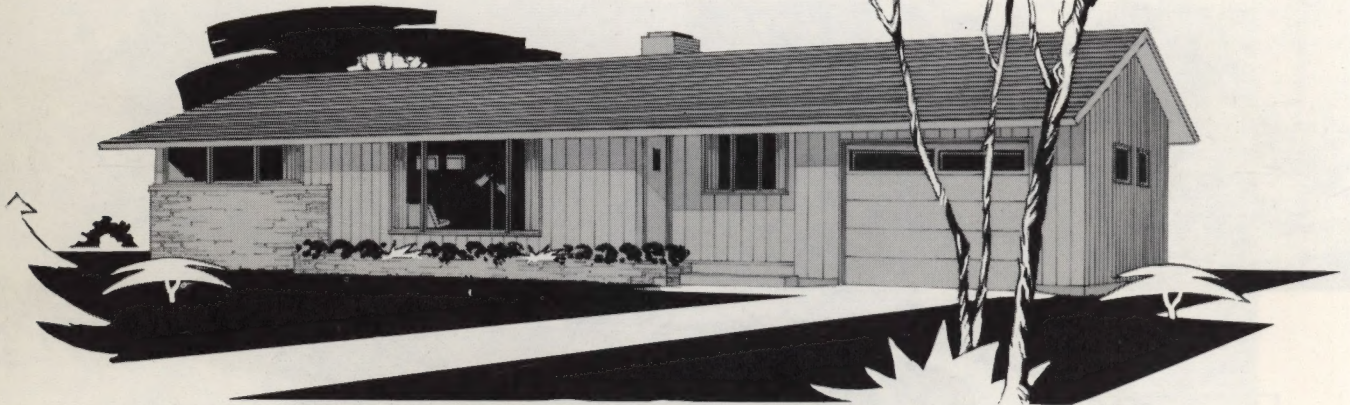
Design C-440

1,485 sq. ft.
27,472 cu. ft.

Here is a three bedroom, 1½ bath home that will appeal to many. From the front recessed entry and vestibule you can enter the living room, bedroom wing and kitchen directly.

The living room is impressive with large picture windows, fireplace and folding doors to the dining room which is combined with the kitchen.

On the outside brick and vertical siding dominate while the balance is finished with wide bevel siding.



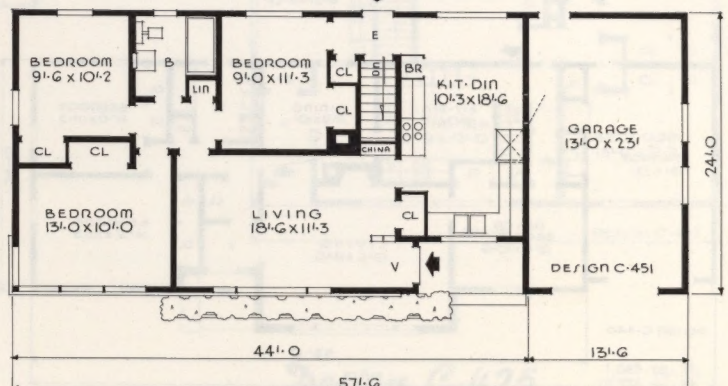
Design C-451

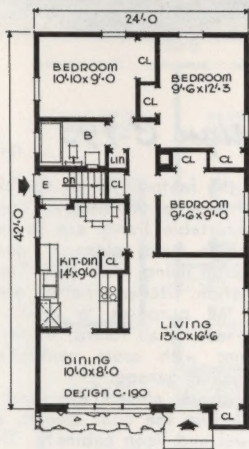
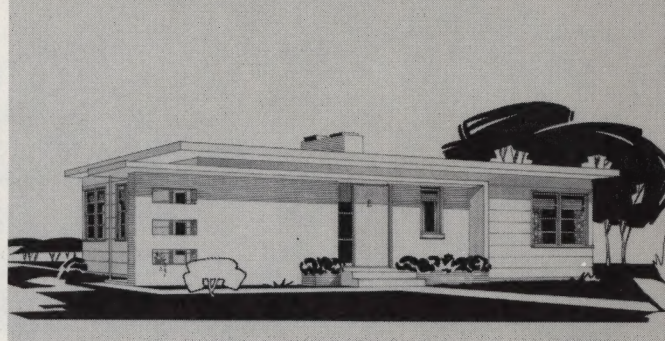
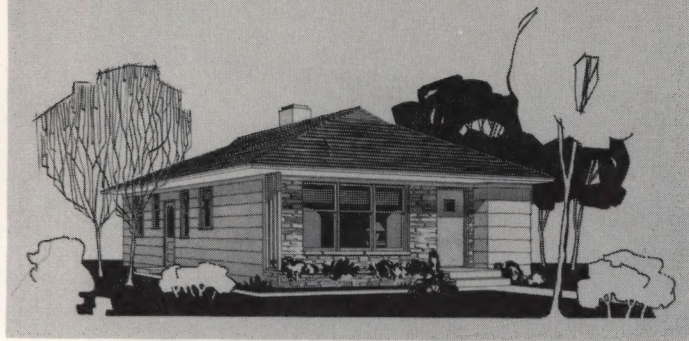
1,017 sq. ft.
18,814 cu. ft.
(not incl. garage)

A pleasing combination of vertical siding and brick or stone veneer offers an attractive exterior.

Inside, the plan reflects the same simplicity, centering around the large kitchen-dinette which not only provides front and rear views but also complete control of the house.

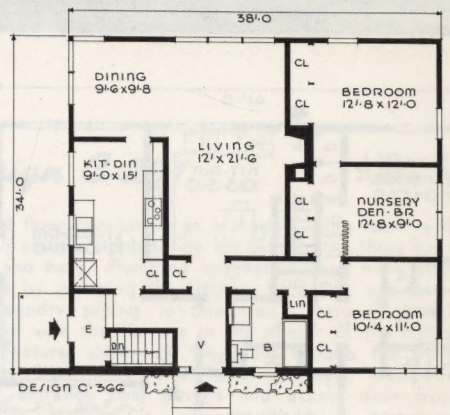
A door from garage to kitchen is optional. A by-pass door to the rear bedroom eliminates a long hall and provides privacy in the living room.





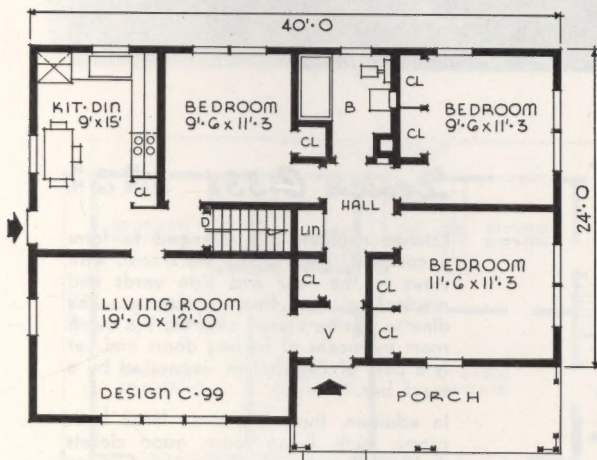
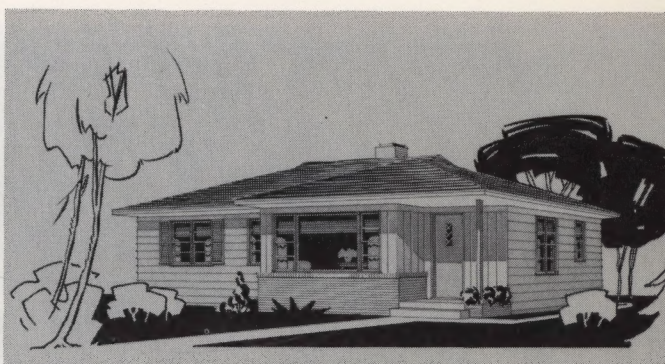
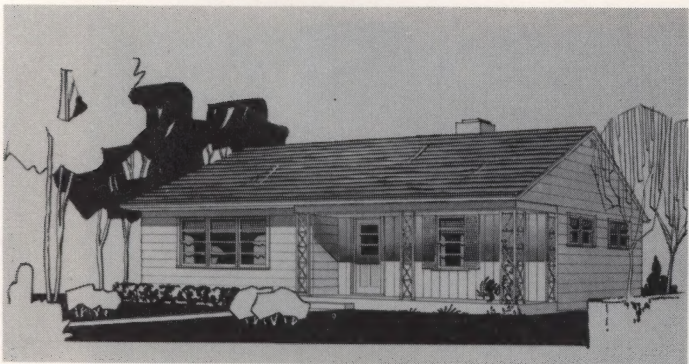
Design C-190

1,017 sq. ft.
19,831 cu. ft.



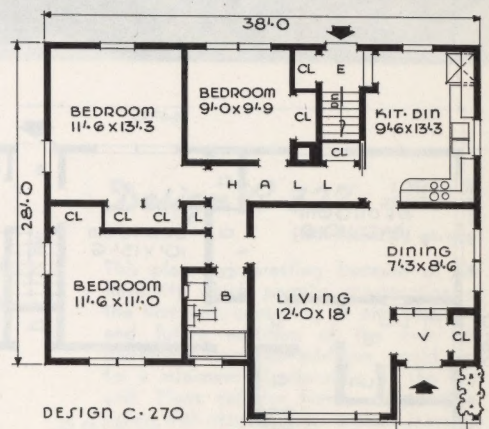
Design C-366

1,292 sq. ft.
21,964 cu. ft.



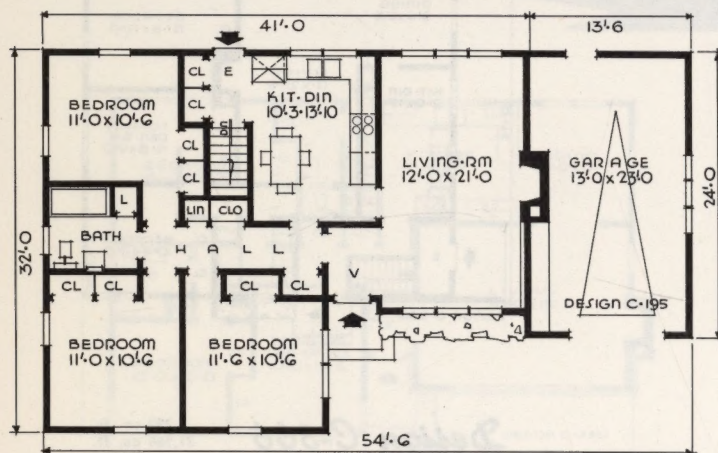
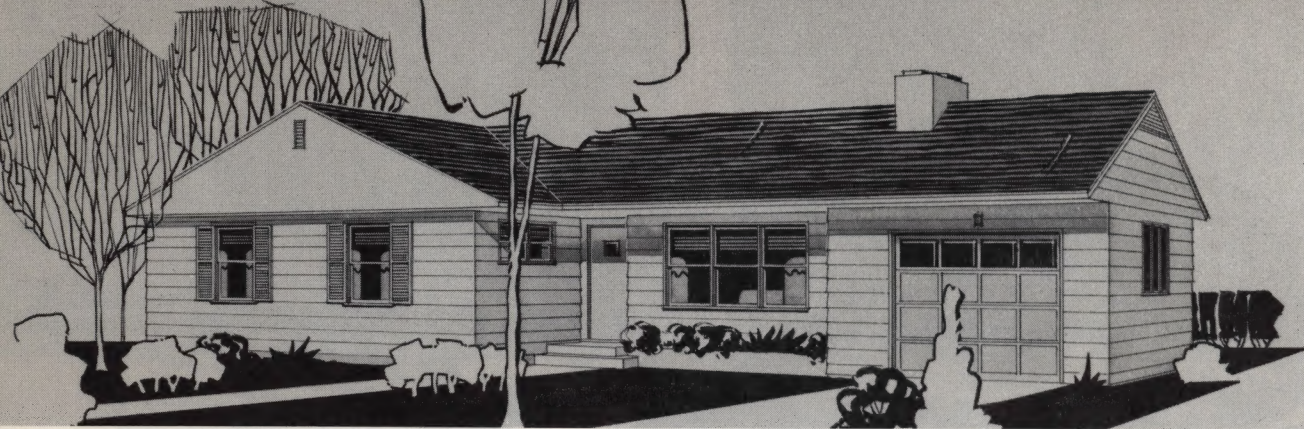
Design C-99

1,040 sq. ft.
20,280 cu. ft.



Design C-270

1,123 sq. ft.
21,278 cu. ft.

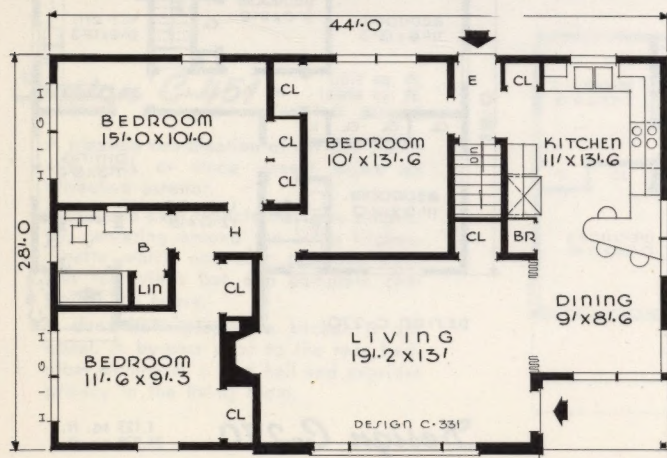
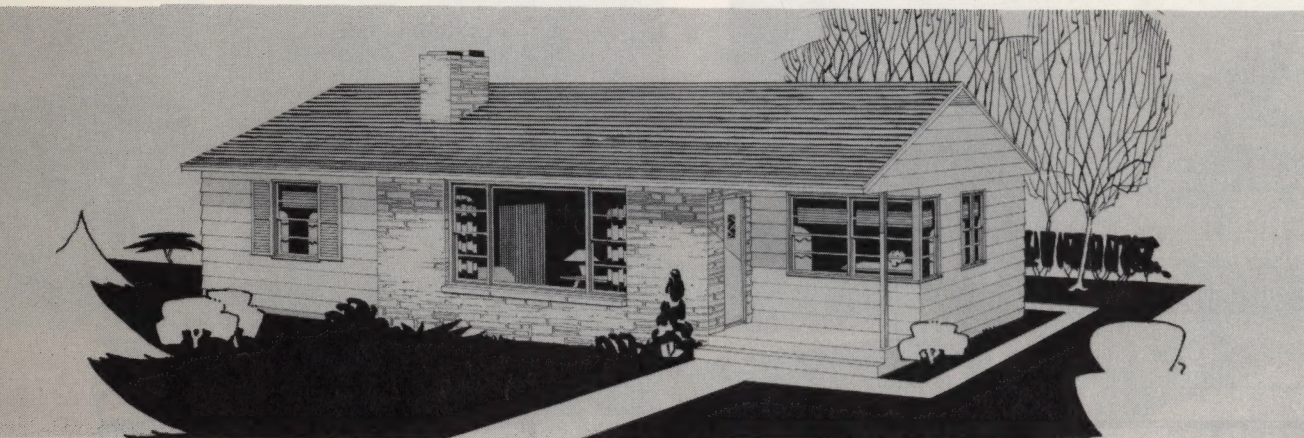


Design C-195

1,142 sq. ft.
21,698 cu. ft.
(Not incl. garage.)

All the features which combine to make for ease of household operation and comfortable living are included in this rancher type plan. It consists of a through living room with fireplace, combination kitchen-dinette, eleven closets for all purposes, a small central hall connecting all rooms, three corner bedrooms with cross ventilation and an attached garage.

Wardrobe closets are used throughout, including the coat closets, entry closet, towel and linen cabinets. There is a full basement, except under garage, frame construction, wide siding, asphalt shingles and wide overhanging eaves to protect the front entrance and picture window.

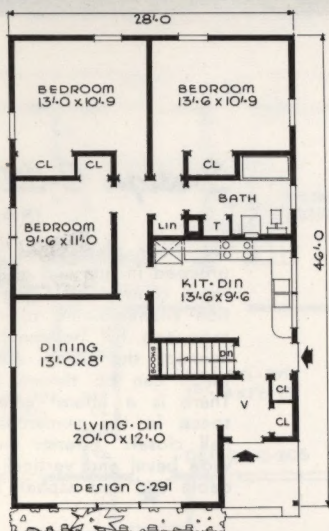
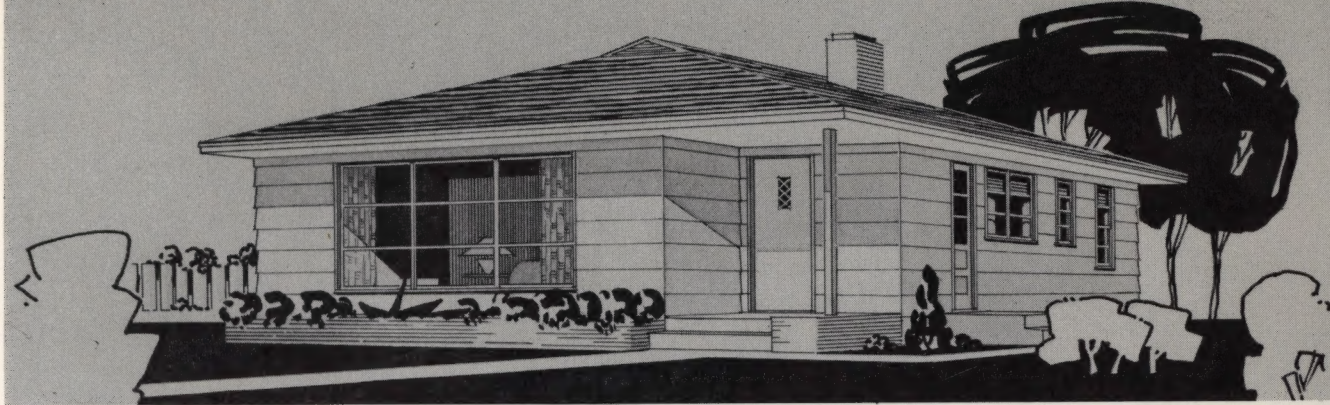


Design C-331

1,185 sq. ft.
22,515 cu. ft.

Kitchen cabinets are arranged to form a compact, step saving workroom, with views to the rear and side yards and overlooking the front entrance. The dinette can be closed off from the living room by means of folding doors and yet is a part of the kitchen, separated by a snack bar.

In addition, there are three large bedrooms, bath, living room, good closets and full basement. The exterior is an attractive combination of stone and wide bevel siding with picture window and covered front stoop.

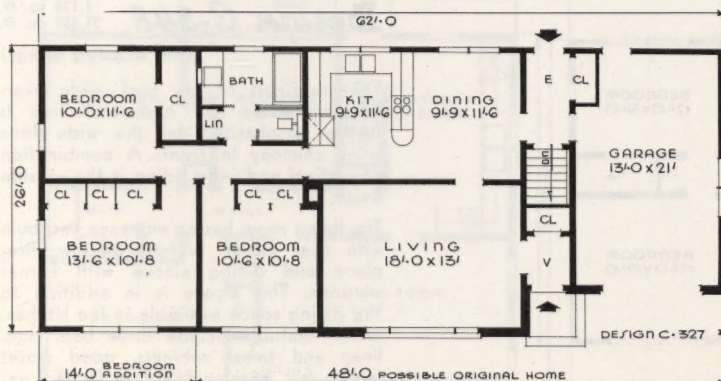
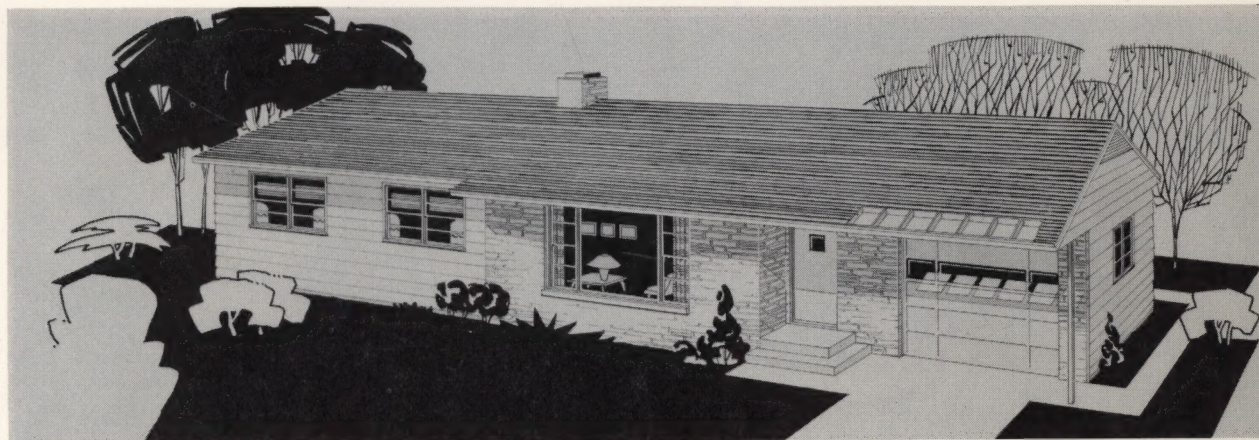


Design C-291

1,242 sq. ft.
23,598 cu. ft.

The first floor consists of an L-shaped living room with a dining alcove, combination kitchen-dinette, three bedrooms and bath. Plumbing installation costs have been reduced by grouping the kitchen, bathroom and basement laundry piping in one wall. There is a full basement with the furnace in the center of the house. Other features shown on the plans include the small bedroom hall, linen and towel cabinets, wardrobe closets, entrance coat closets and access door from kitchen to vestibule.

Shingle siding on frame construction, asphalt shingles, covered front entrance, brick planting area comprise the exterior finish.

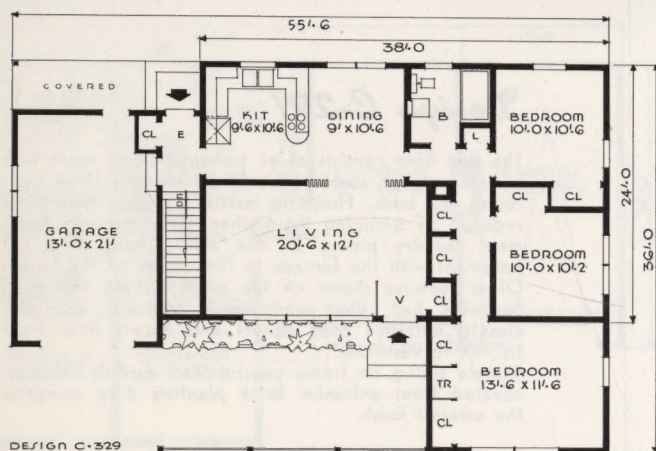
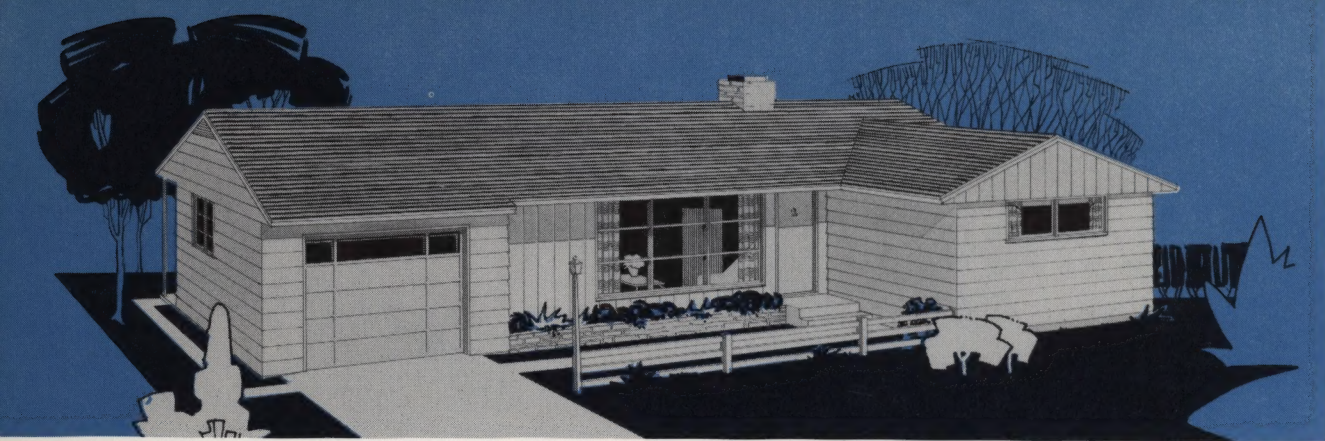


Design C-327

1,243 sq. ft.
23,617 cu. ft.

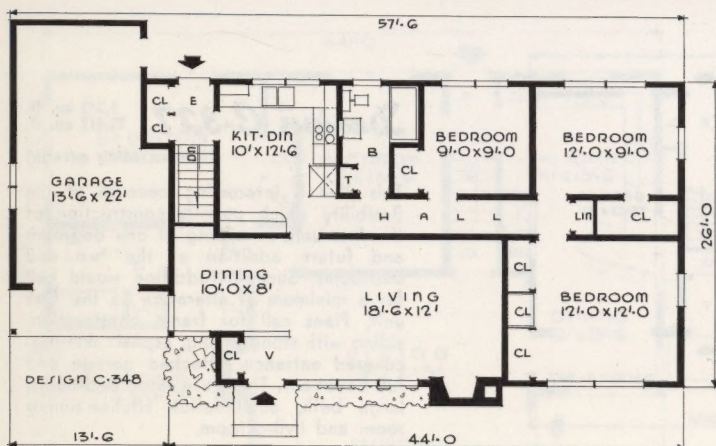
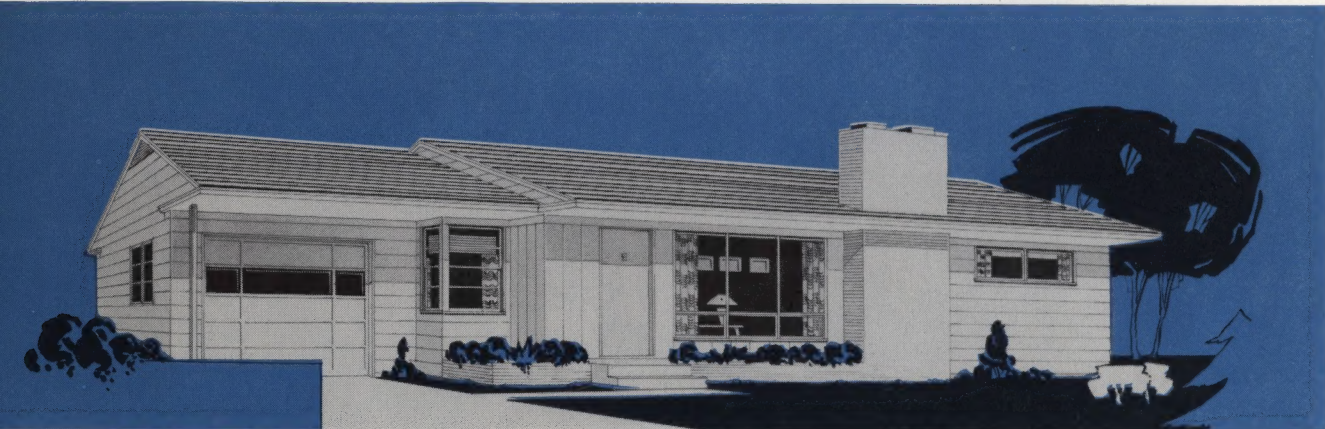
(Not including garage)

This plan is interesting because of the flexibility which permits construction of the first unit, consisting of one bedroom and future addition of the two end bedrooms. Such an addition would call for a minimum of alteration on the first unit. Plans call for frame construction, siding with stone facing, asphalt shingles, covered entrance, attached garage and full basement. There are three bedrooms, large bath, combination kitchen-dining room and living room.



Design C-329 1,194 sq. ft.
23,522 cu. ft.
(Not including garage)

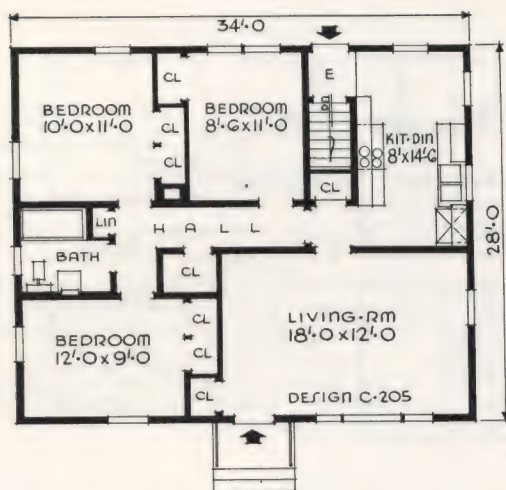
The floor plan shows three bedrooms grouped in one end of the house, bathroom, comfortable living room, combination kitchen-dining room, attached garage and full basement. Folding doors connect the living and dining room which can be thrown into one room. There is a liberal amount of storage space in the numerous bedroom and hall closets. Exterior finish consists of wide bevel and vertical siding, plywood gable end and asphalt shingles.



Design C-348 1,128 sq. ft.
21,432 cu. ft.
(Not including garage)

The sturdiness of low roof, wide overhanging eaves and horizontal lines is further emphasized by the wide face brick chimney in front. A combination of vertical and wide siding is the outside finish.

The living room has an entrance vestibule with coat closet, picture window, fireplace and dining alcove with corner windows. This alcove is in addition to the dining space available in the kitchen. Other features include three bedrooms, linen and towel cabinets, good closet space, full basement and attached garage.

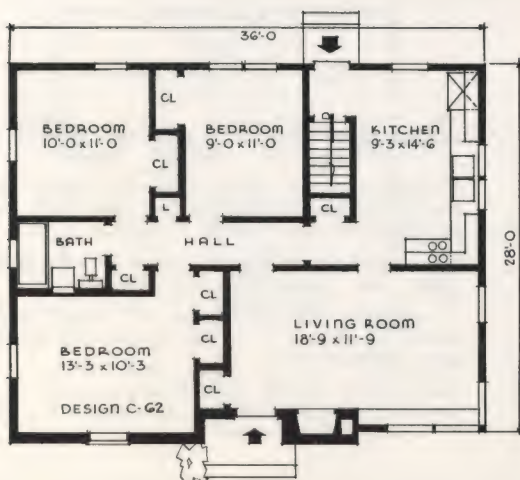
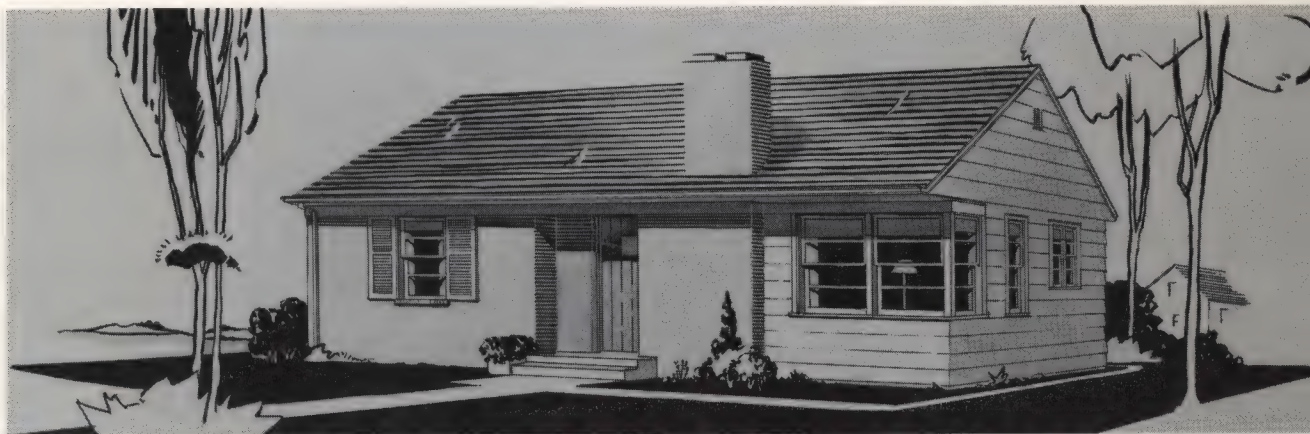


Design C-205

952 sq. ft.
18,564 cu. ft.

For maximum livable floor space in a small area and for economy of construction this plan can be recommended. There is a full basement and the first floor consists of three bedrooms, bath, kitchen-dinette and living room. An abundance of closet space answers the storage problem with wardrobes in the bedrooms, linen cabinet and closets in the hall, living room and kitchen. Exterior walls are without projections, finished with wide siding, vertical siding in gable, shutters and iron stoop railing.

Also shown are the galley type kitchen with cabinets on opposite walls, picture window, recessed tub and asphalt shingle roof.

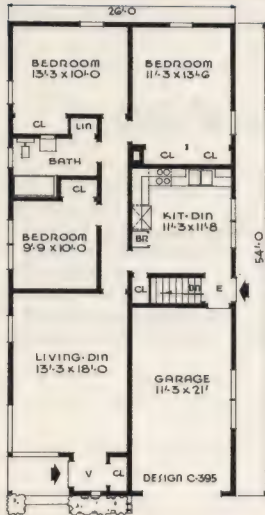


Design C-62

1,030 sq. ft.
21,321 cu. ft.

Plans for this compact five-room house call for frame construction, asphalt shingles and wide siding, except that the front, up to the chimney, is faced with brick. Wide eaves and recessed doorway protect the front entrance. The center bedroom can be converted into a child's play room or a work room by adding a door from the kitchen. All rooms are reached from the center hall.

Eight closets include linen cabinet, hall and kitchen closets, coat closet and wardrobe type closets in all bedrooms. A cabinet at window sill height provides space for books, magazines, etc.



Design C-395

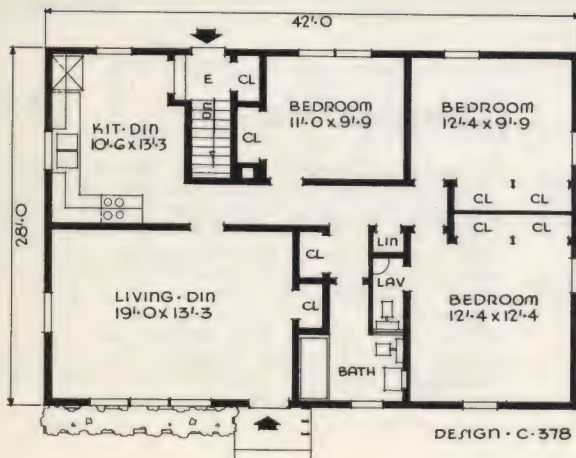
1,131 sq. ft.
21,489 cu. ft.
(not incl. garage)

A narrow lot usually presents problems in planning, especially if a garage with front drive-in is required.

In this case the garage is incorporated under the main roof and results in a narrow rectangular plan.

There is a full basement, except under garage, and the first floor contains vestibule, living room, three bedrooms, bath and combined kitchen-dining in a roomy kitchen.

Plans call for frame construction, hip roof, asphalt shingles, wide siding, covered front entrance, picture window and brick planter.



Design C-378

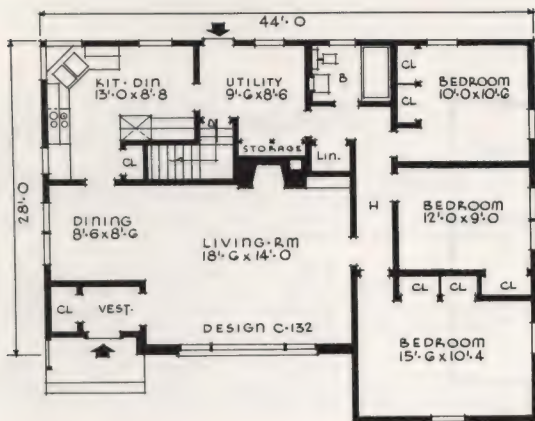
1,176 sq. ft.
22,344 cu. ft.

A rectangular plan and a gable roof assures the utmost economy in construction costs from the standpoint of labor savings.

This is such a plan and it consists of three bedrooms, bath, living room and kitchen-dinette.

A lavatory in the front room will appeal to an elderly person or an invalid yet will not involve extra plumbing pipes.

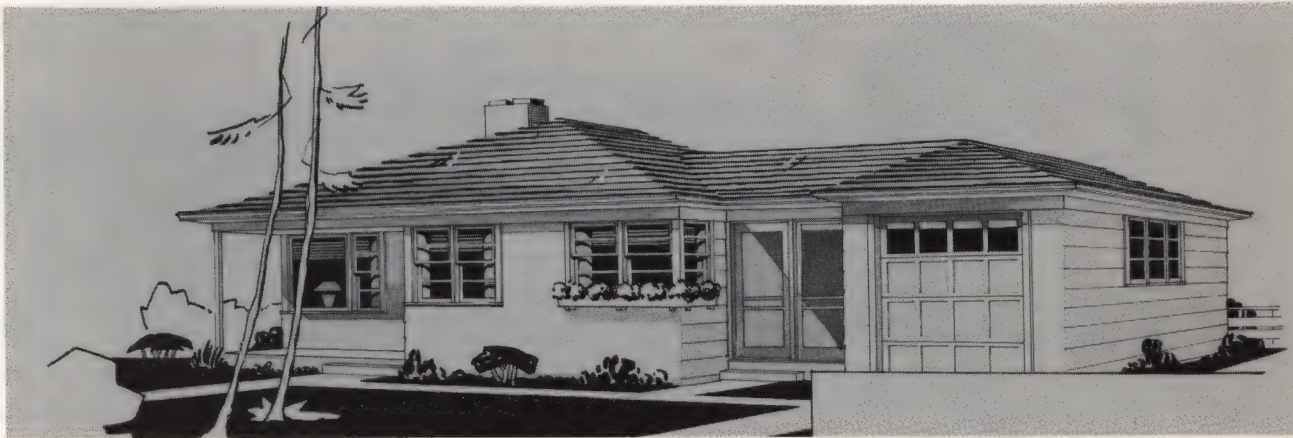
Exterior finish is wide siding combined with shutters, brick planter and broken eave lines.



Design C-132

1,319 sq. ft.
25,572 cu. ft.

This popular plan contains three bedrooms, combination living-dining room, a beautiful kitchen arrangement and a utility room in addition to a full basement.

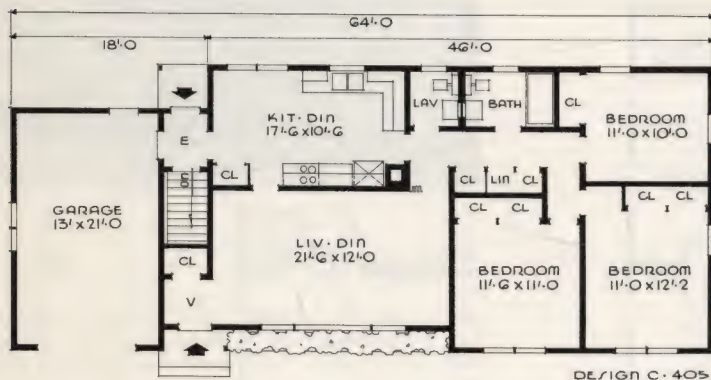


Design C-54

1,056 sq. ft.
20,064 cu. ft.
(Not incl. garage)

An attached breezeway and garage give this house the wide appearance now so popular. The house itself is a compact three-bedroom plan with plenty of closet and storage space. A storage closet 4' x 5'-6" is large enough for linen cabinet and storage of large equipment. There are coat closets in the living room and rear entry and wardrobe closets elsewhere.

A counter separates the kitchen and dinette, both of which have corner windows. A storage cabinet on the inside wall is in addition to the regular cabinets. Exterior finish is siding and asphalt shingles. The garage alcove is ideal for storage and work bench.



DESIGN C-405

Design C-405

1,242 sq. ft.
22,356 cu. ft.
(not incl. garage)

Exterior design calls for low roof pitch, wide eave overhang, covered front entrance, brick planter, wide siding and asphalt shingles.

The floor plan is made up of living room, kitchen-dinette, three bedrooms, full bath, adjoining lavatory, attached garage with a full basement.

Circulation between rooms is excellent and assures freedom of movement and privacy to all rooms.



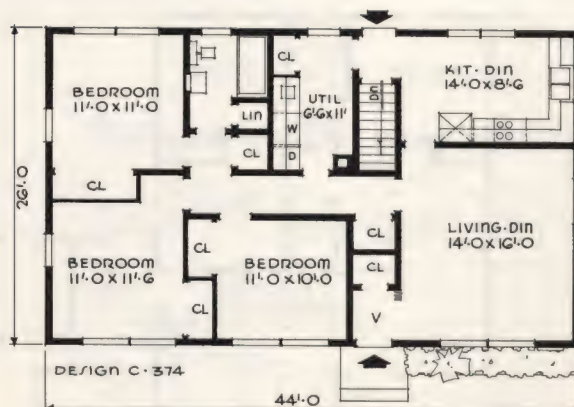
Design C-374

1,144 sq. ft.
21,736 cu. ft.

The room adjoining the basement stair will prove to be a valuable step-saver for the homemaker. Although there is a full basement this room is equipped with a closet and sink and could be used for laundry purposes.

The exterior has wide and vertical siding, planter, picture window and wide roof overhang.

There is a full basement, three bedrooms, bath, living room, kitchen-dinette and eight closets.



DESIGN C-374



Design C-387

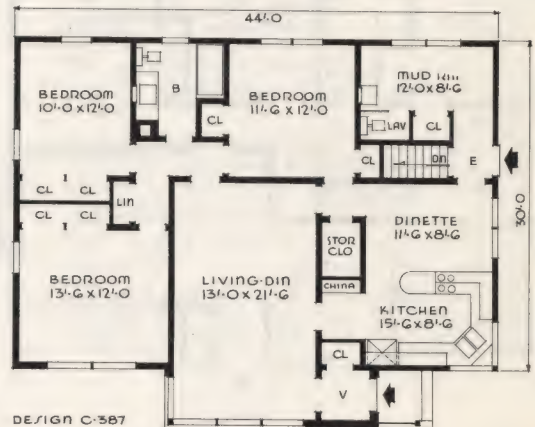
1,415 sq. ft.
26,838 cu. ft.

Here is a roomy plan with features that are desirable for either a farm or city home.

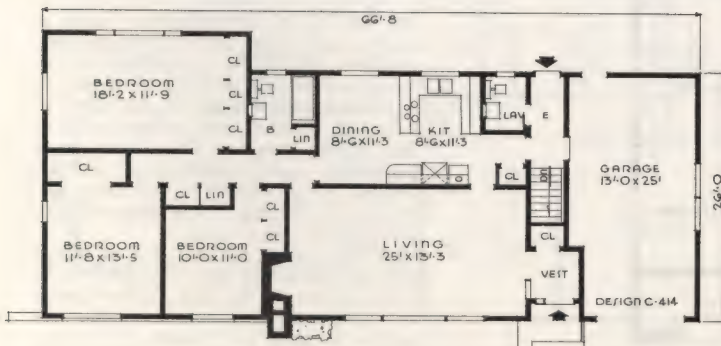
For one thing, the small room off the side entry has a toilet, lavatory and closet. There is still room for a freezer, washer and dryer, if necessary, although there is also a full basement.

There are lots of closets, well distributed throughout the house, a large storage closet and others for coats and linen.

Exterior finish is wide siding with a touch of stone.



DESIGN C-387



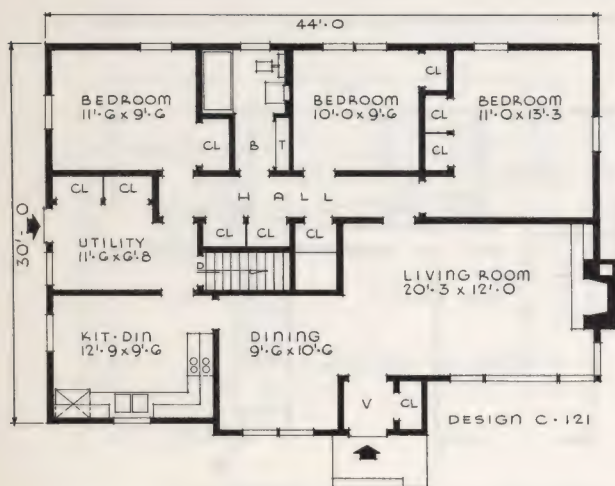
Design C-414

1,527 sq. ft.
29,250 cu. ft.
(not incl. garage)

Exterior design calls for shingle siding, vertical siding with battens in front, face brick facing and chimney and projecting cornice.

Other features include fireplace, planter, wrought iron rail and recessed entrance with side light.

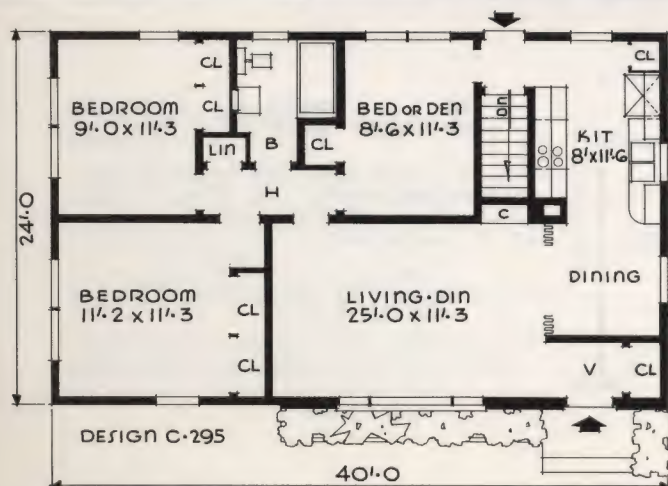
Closet space consists of wardrobes in the bedrooms, linen and towel cabinets, coat closets and built-in trays in the master bedroom.



Design C-121

1,294 sq. ft.
25,233 cu. ft.

A compact plan of three bedrooms and dining room in addition to living room and combination kitchen-dining. A feature is the utility room from which all rooms can be reached.

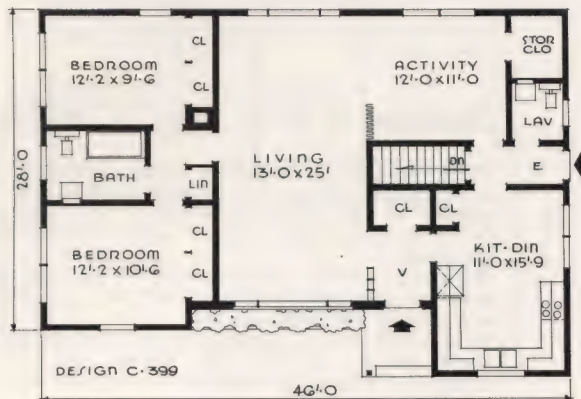
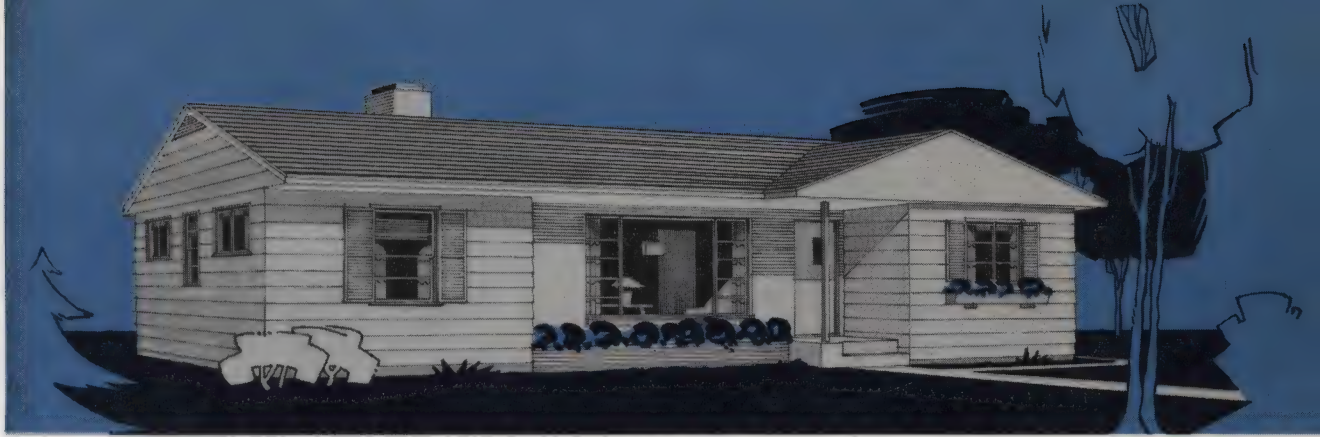


Design C-295

960 sq. ft.
18,240 cu. ft.

The exterior of this attractive house is finished with wide siding on frame construction, except for a portion of the front wall which is faced with stone. A wide overhanging eave breaks the roof line and protects the picture window and front entrance. There are three bedrooms, bath, combination kitchen-dinette, living room and a full basement. A pair of folding doors separate the dinette and living room.

Wardrobe type closets, with overhead storage space, are used throughout with linen cabinet in the hall. Other points of interest are the planters under the picture window and beside the steps, high bedroom windows for added wall space and recessed tub.



Design C-399

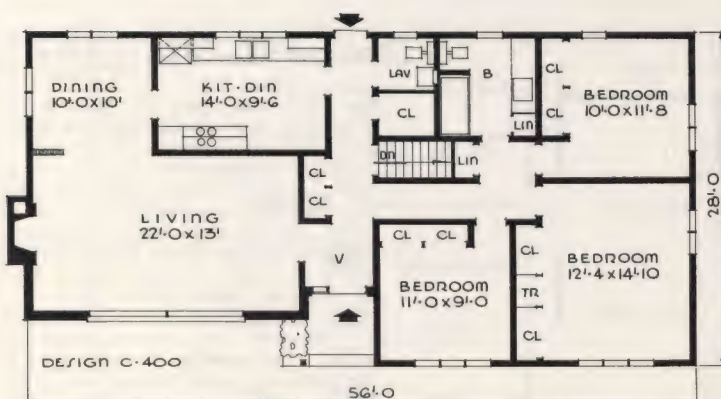
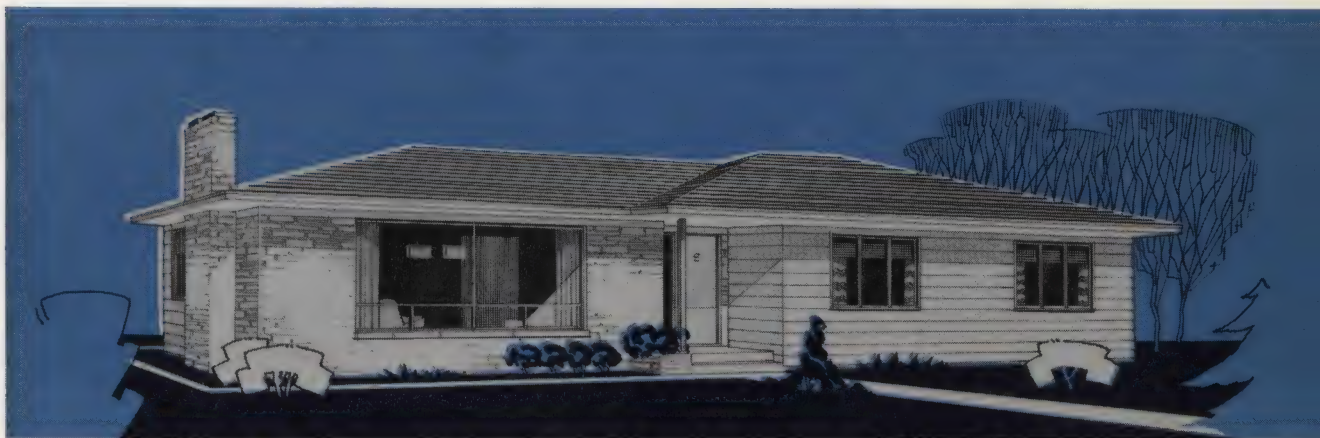
1,295 sq. ft.
24,227 cu. ft.

The activity room, shown as part of the living room, is located where it can be put to a variety of uses.

It could be used as a part of the living room but a folding door would make it useful as a study, playroom, guest room or dining room.

A permanent partition between the rooms would form a third bedroom with convenient lavatory and closet.

An ideal step-saving kitchen-dinette is convenient to both side entry and front vestibule. Exterior finish is wide siding and brick or stone.



Design C-400

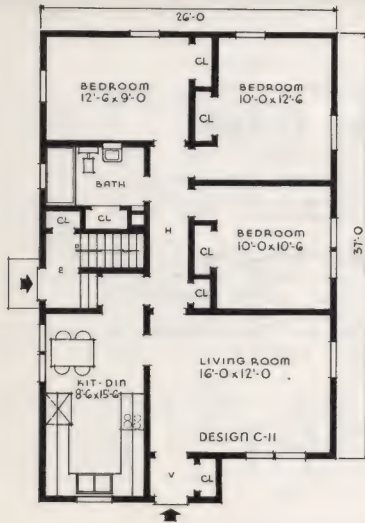
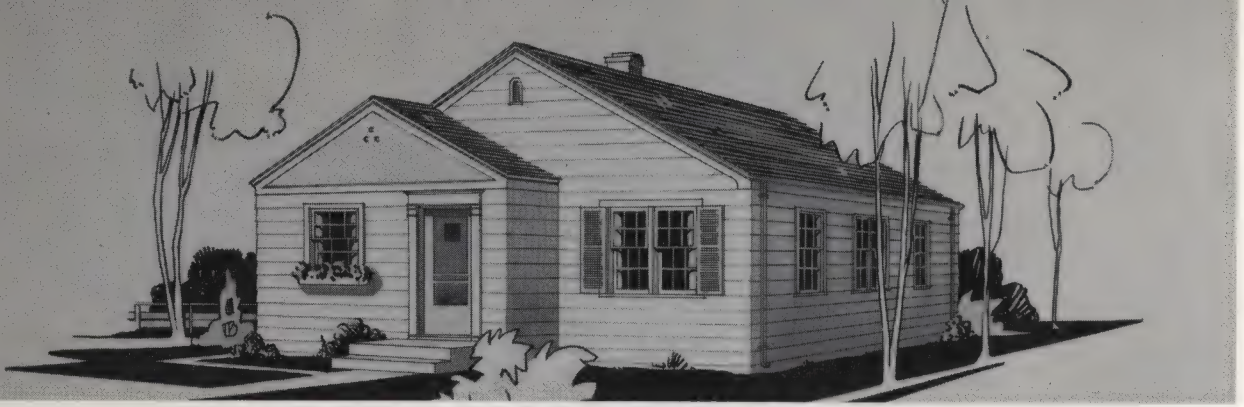
1,440 sq. ft.
26,906 cu. ft.

Free circulation between rooms is a good measure of a floor plan and an important item in the easy operation of a household.

This plan has a direct connection between front and rear doors and all rooms can be reached from the center hall.

Exterior design features include wide siding, stone facing in front, picture windows, covered front entrance and wide eave overhang.

Basement stairs, coat closet and lavatory are convenient to the rear entry.



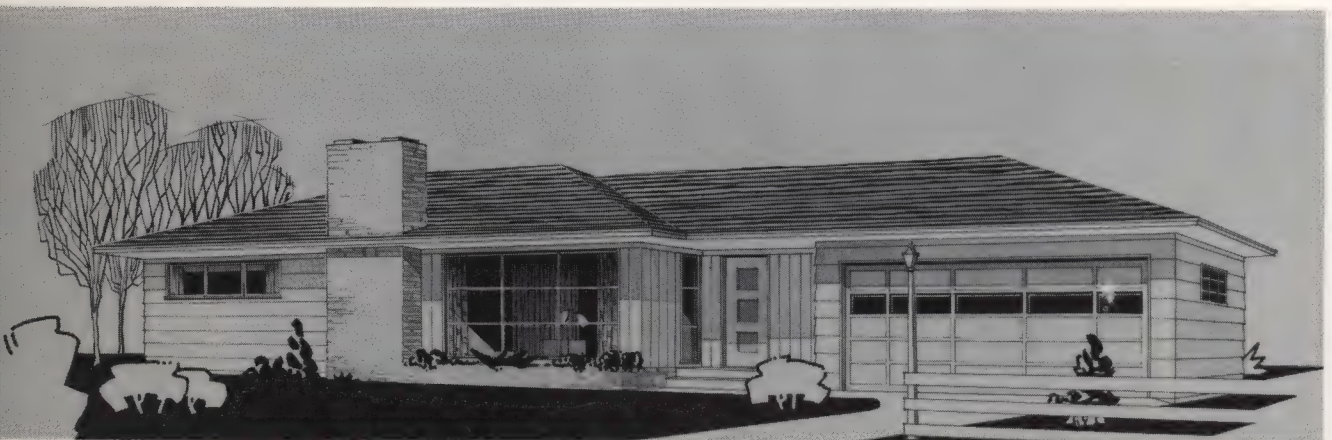
Design C-11

1,026 sq. ft.
20,642 cu. ft.

Closet space in this plan should delight the homemaker whose problem it is to find sufficient storage room. In addition to the bedroom wardrobes there are coat closets for the entrances, linen cabinet and an extra hall closet.

The plan is suitable for a narrow city lot, has three bedrooms and bath, living room, and efficiency kitchen with dinette and a full basement.

Frame construction is used throughout, siding exterior, asphalt shingles. A flower box, shutters and plywood in the front projecting gable add touches of color.

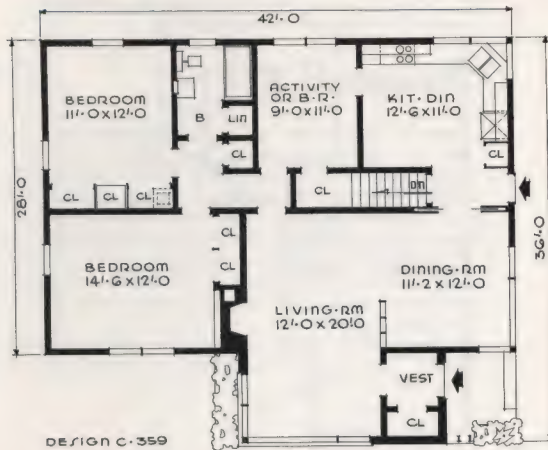


Design C-280

1,291 sq. ft.
24,529 cu. ft.
(Not incl. garage)

This ranch type house has many points of interest, chief among them the abundance of closet space, made up of wardrobe closets with built-in trays, linen cabinet, walk-in vestibule closet and coat and household supply closets in the rear entry. The living room has a fireplace, double glazed picture window and is separated from the dining room by means of folding doors.

Plans also call for a two-car garage, full basement and covered front entrance. The exterior is finished with shingle siding, asphalt shingle roof, stone chimney and planter and vertical redwood siding around the entrance.

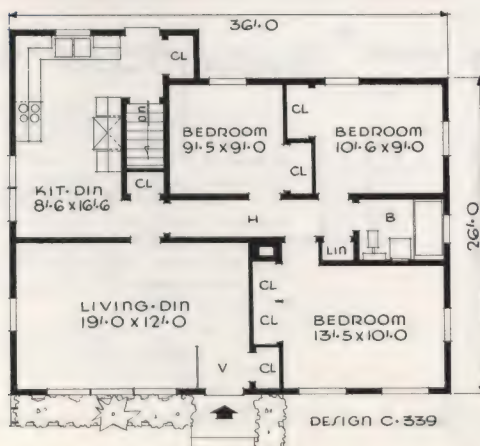


Design C-359

1,320 sq. ft.
25,008 cu. ft.

The attractive exterior is a combination of face brick, wide bevel siding and exterior plywood with a covered entrance of lattice work, two picture windows, shutters, planter and low roof pitch.

The small bedroom in the rear lends itself, because of its location, to a variety of other uses, such as work or play room, nursery, den or breakfast room. Living and dining rooms are actually one large room with picture windows on two walls, partially separated by a what-not shelf. If the fireplace is not wanted, a possible location for the furnace chimney is indicated.

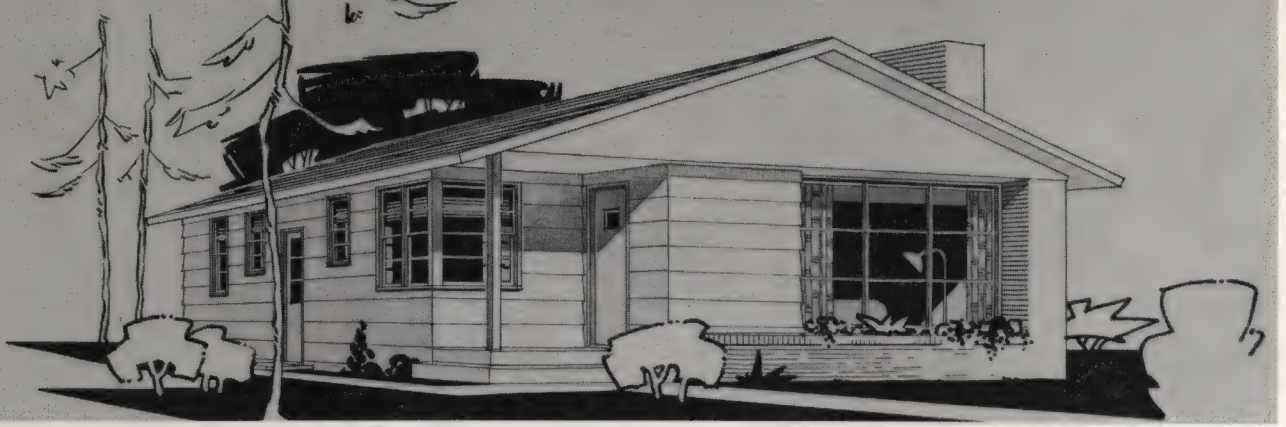


Design C-339

998 sq. ft.
18,962 cu. ft.

This is a small house but the rooms are medium size and it contains three bedrooms, bath, an excellent kitchen-dinette combination and a roomy living room. A total of seven closets takes good care of the storage problem.

Circulation between rooms is very good using a minimum of space for a hall that reaches all rooms. Features of the outside finish are brick planter, vertical and bevel siding, picture windows and wide eave overhang.

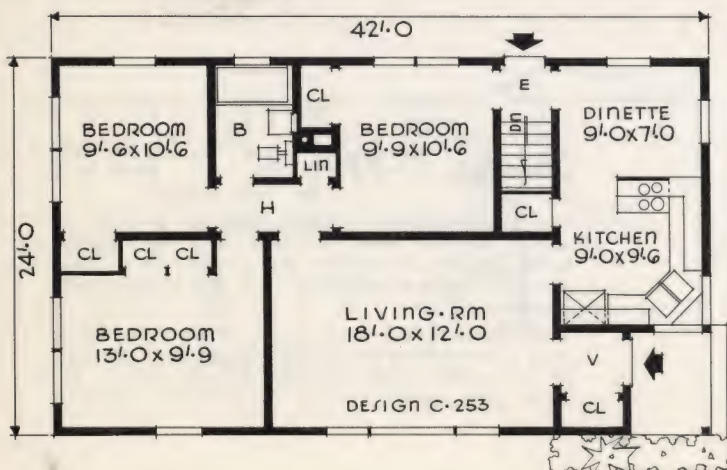


Design C-278

1,199 sq. ft.
22,421 cu. ft.

Plans for this house, which is designed for the narrow city lot, call for a gable roof, asphalt shingles, face brick trim in front, recessed picture window, shingle siding, plywood front gable, fireplace with book shelves and covered entrance. There are three bedrooms, bath, large living room, combination kitchen-dinette and full basement. Storage space is provided for in wardrobes, linen cabinet, coat closets in the grade entry and front vestibule, supply and appliance closets in the kitchen and a hall closet.

Cabinets have been placed on three walls of the kitchen and a serving counter to separate the kitchen from the dinette.

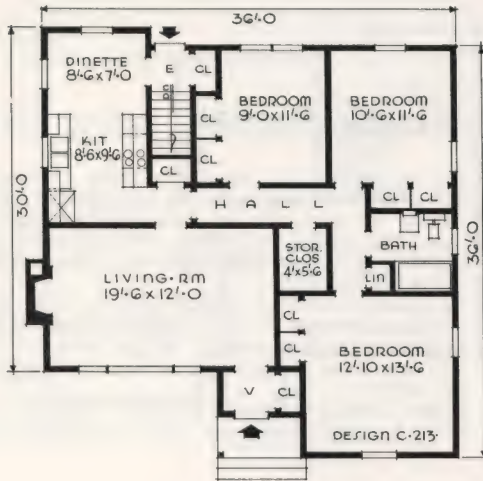
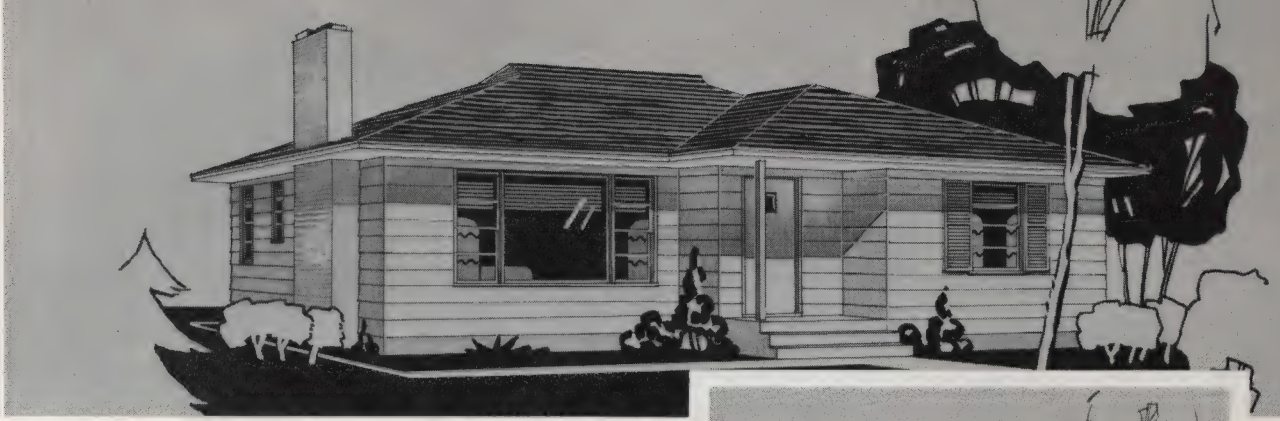


Design C-253

976 sq. ft.
18,544 cu. ft.

The simplicity of framing the floor, walls and roof of the house shown here will appeal to those seeking economy in construction from the standpoint of both labor and material. The kitchen is a pleasant workroom with the sink under corner windows overlooking the front and side yards and a cheerful dinette. The center bedroom is connected to the kitchen and rear entry.

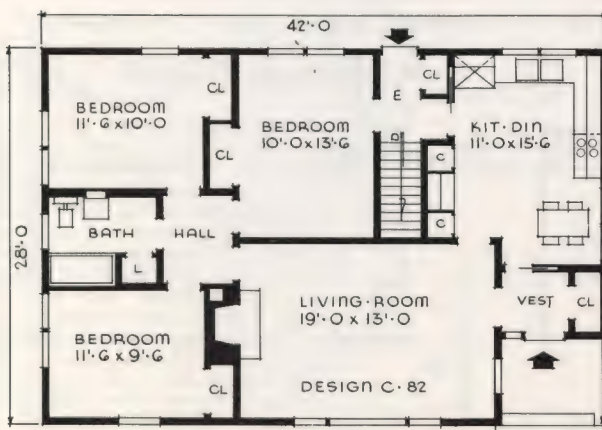
Closet space consists of wardrobes, coat closets and linen cabinet. Exterior finish includes wide siding, asphalt shingles, brick planter, picture window and plywood gables.



Design C-213

1,173 sq. ft.
22,874 cu. ft.

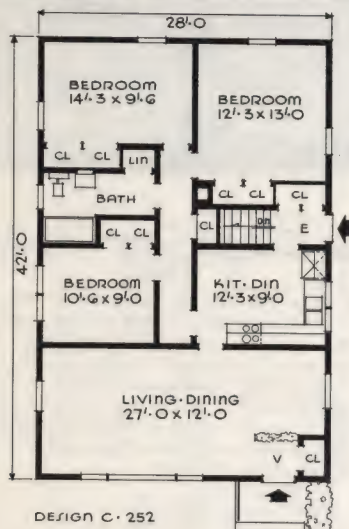
Ten closets solve the storage problem in this house, ranging from the wardrobe closets to the coat closets at the front and rear doors and including a large closet for storage of equipment such as sewing machine and card tables, etc. Traffic is confined to the hall which assures privacy in all rooms. Exterior finish is wide siding, hip roof, picture window and brick chimney. This plan is also available with a gable roof, Design C-213G, as shown in insert.



Design C-82

1,128 sq. ft.
21,996 cu. ft.

The center bedroom in this plan offers several variations without altering the general arrangement. The partition between the living and bedrooms can be omitted or replaced by an arch to form a dining room. Also, being convenient to the kitchen, it can be used as a work or play room. A built-in cabinet, with flanking closets, occupy the inside wall of the dinette while cabinets form an L-shape arrangement in one end of the kitchen. Other features are the wardrobe closets, fireplace, full basement, wide siding, asphalt shingles and picture window.



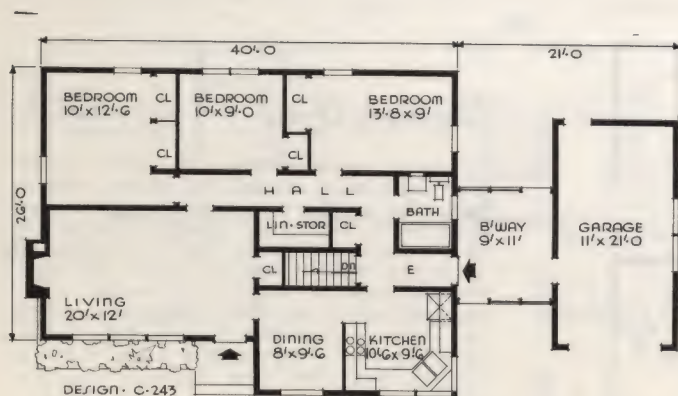
Design C-252

1,176 sq. ft.
22,932 cu. ft.

This rectangular floor plan has a gable roof and plain wall lines which means economy in both labor and materials. The plan calls for a large combination living room and dinette, a kitchen with additional dining space, three comfortable bedrooms, large bathroom and a full basement.

An unusual amount of storage space, in seven closets, includes wardrobes in the bedrooms, coat closets at each entrance, linen cabinet and an extra hall closet. All rooms enter one central hall for privacy and good circulation.

Exterior finish is wide siding, asphalt shingles, vertical siding in gable, wrought iron gable and planting box.

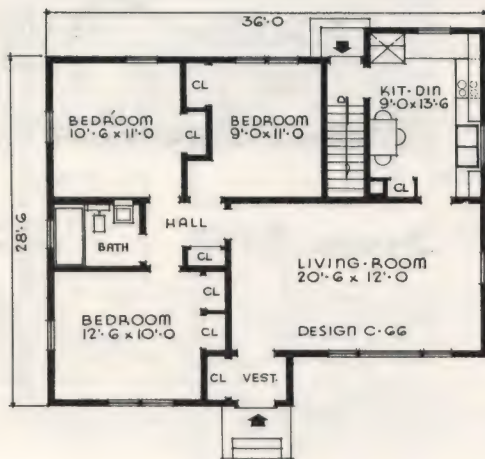


Design C-243

1,137 sq. ft.
21,043 cu. ft.
(Not incl. garage)

With the breezeway and attached garage this house has a deceptively large appearance. The floor plan has three rear bedrooms and living, dining rooms and kitchen across the front. Kitchen cabinets show a corner sink, work counter, refrigerator near the door and stove on the dinette wall. Bathroom, basement stairs and bedroom hall are easily reached from the side entrance.

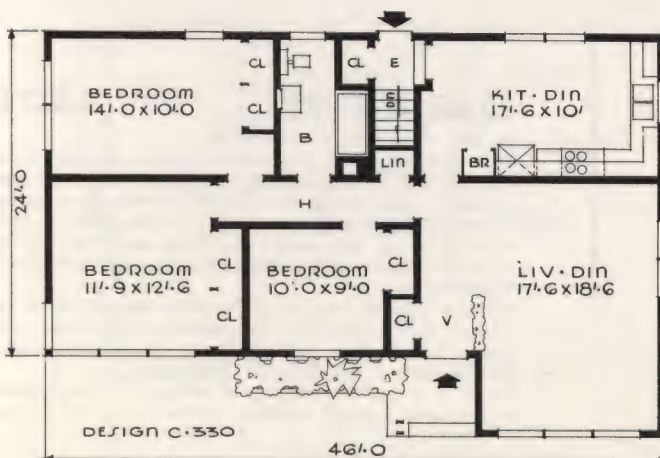
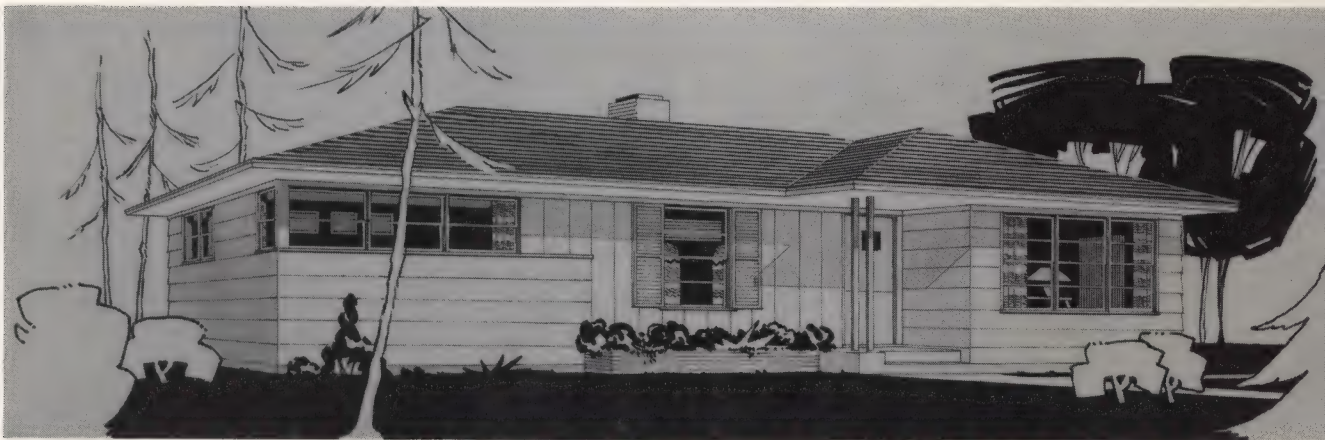
The living room has fireplace, coat closet and full length picture windows. Other closets include linen and storage closet, wardrobe and coat closet. Exterior finish is siding and asphalt shingles.



Design C-66

969 sq. ft.
19,089 cu. ft.

This trim little house has three bedrooms grouped around a small hall, a kitchen with space for dining, a large living room and a full basement. Storage space consists of wardrobe-type closets in all bedrooms, coat closet and linen cabinet. Kitchen cabinet arrangement leaves ample space for kitchen dining, all equipment and cabinets are placed on the outside walls. Roof lines are low with wide eave overhang, exterior finish is wide siding and asphalt shingles.

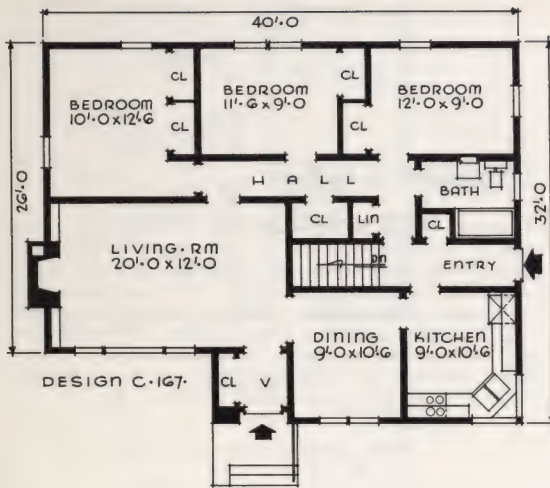
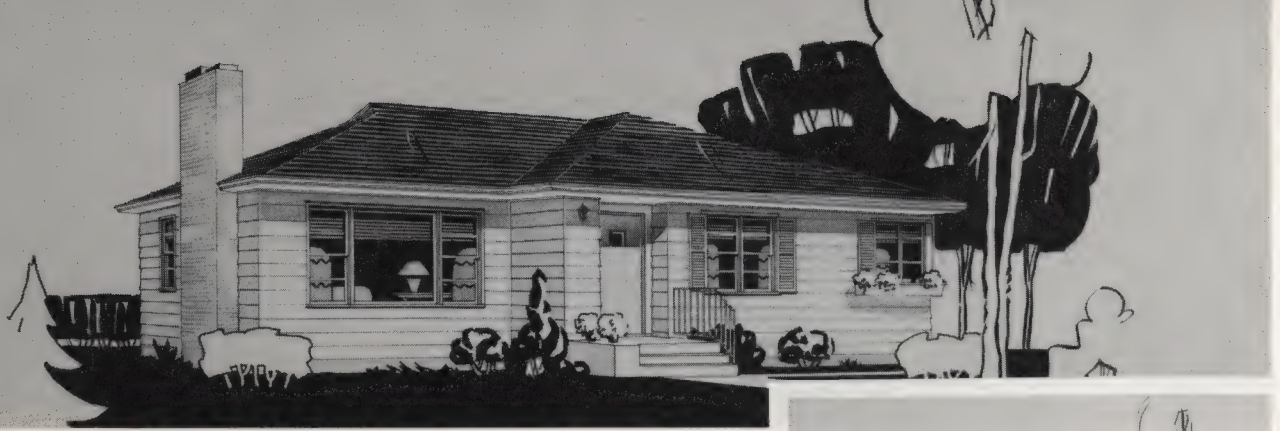


Design C-330

1,188 sq. ft.
21,978 cu. ft.

Low roof lines and wide eave overhang features the exterior which is finished with a combination of shingle and vertical siding, brick planter, shutters and asphalt shingles.

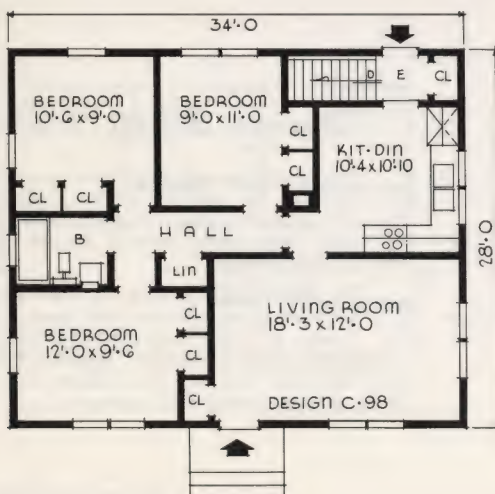
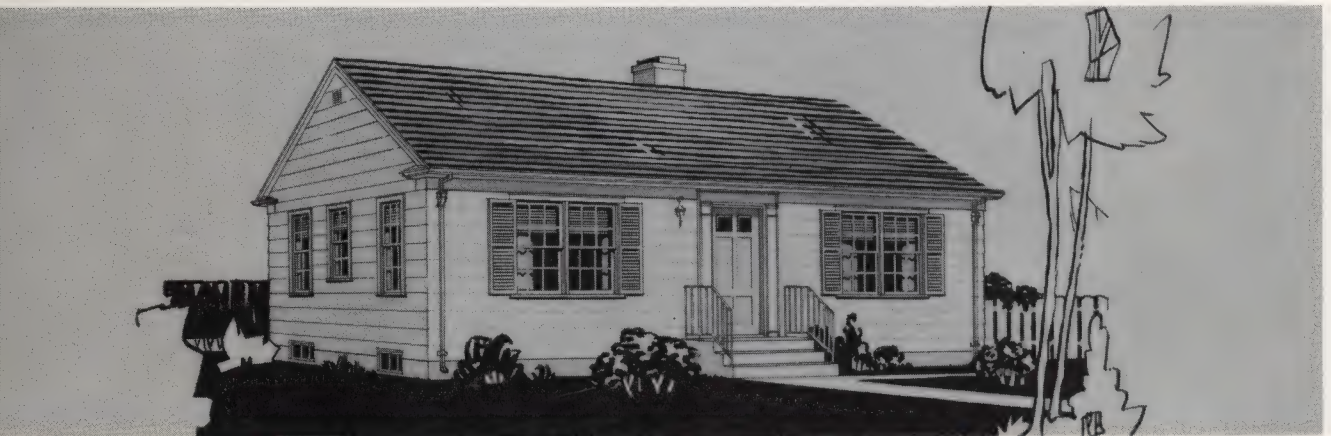
The plan shows a large living room, combination kitchen-dinette and three bedrooms, all with wardrobe type closets. Other features include recessed bath tub, linen cabinet, coat closets at the entrances and a full basement.



Design C-167

1,196 sq. ft.
23,322 cu. ft.

Three bedrooms occupy the rear of this plan, separated by the hall from the living room, dining room and kitchen. Circulation between rooms is ideal as the bedroom hall and bathroom can be reached from the side entrance. Exterior finish is wide siding and asphalt shingles on a hip roof. The same plan is also available with a gable roof, shown in the insert, as Design C-167G.



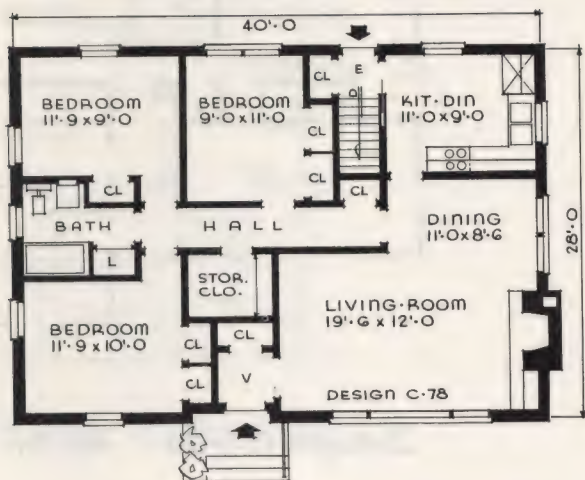
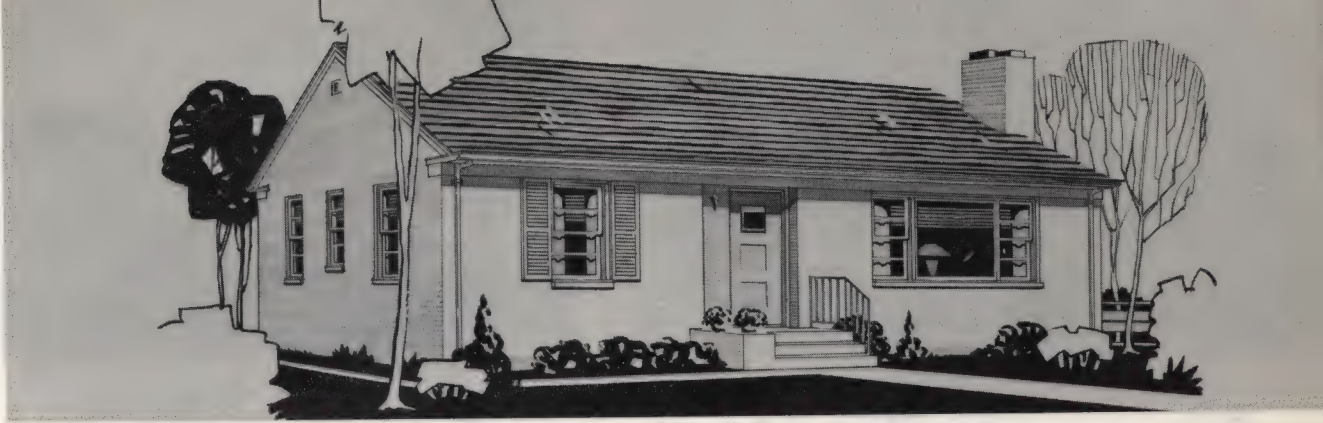
Design C-98

952 sq. ft.
19,040 cu. ft.

Nine closets feature this compact three-bedroom colonial cottage. Each bedroom has two wardrobe-type closets in addition to coat closets at the entrances and a large linen closet. Hall space is reduced to a minimum although four rooms and bath open from it, so it isn't necessary to pass through living room to reach bedrooms.

Kitchen cabinets on two walls allow ample space for kitchen dining and have the double compartment sink under the windows, refrigerator to the left, the stove to the right.

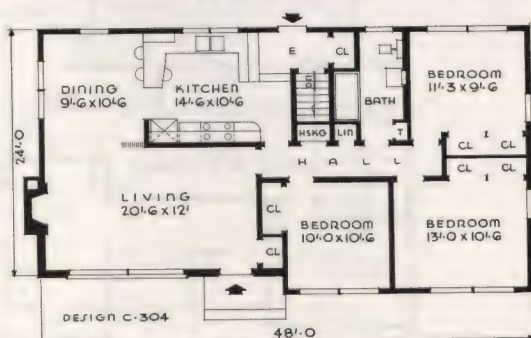
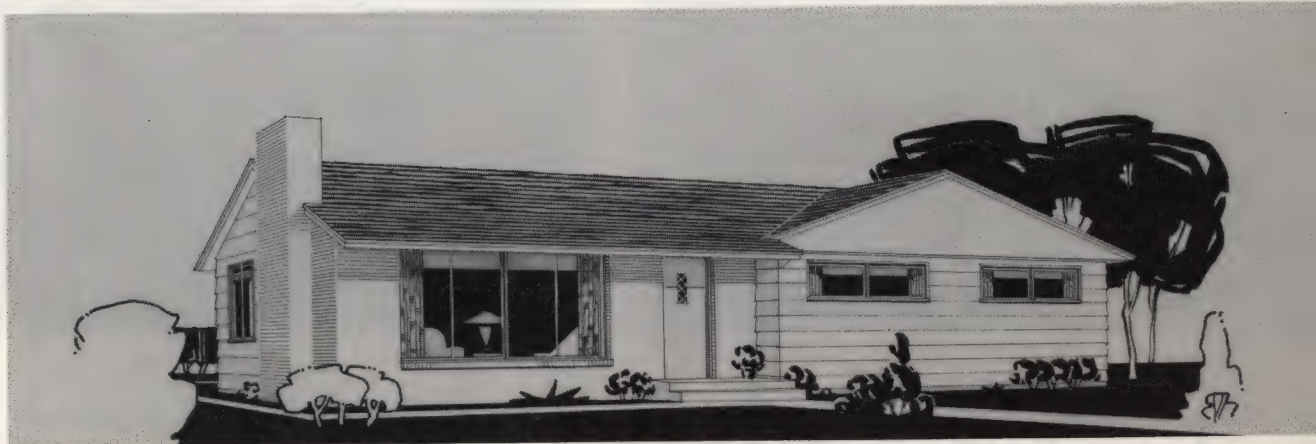
There is a full basement and exterior finish includes wide siding, asphalt shingles, shutters and iron railing.



Design C-78

1,161 sq. ft.
22,755 cu. ft.

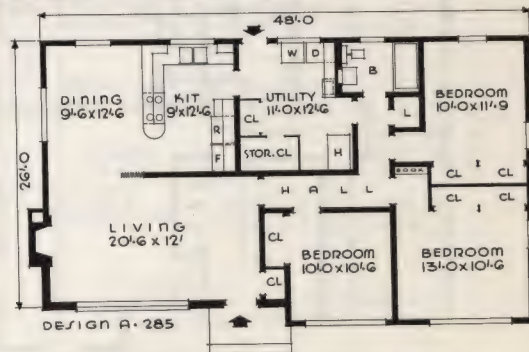
One of the problems, in a small house, is to find sufficient closet and storage space. This plan provides a total of ten closets, including a large storage closet for card tables, sewing machine and similar large items. Wardrobe type closets, with overhead storage, are used in the bedrooms, coat closets in both vestibules, two hall closets and linen closet. One end of the living room forms an alcove for dining, but space is also provided in the kitchen for breakfast set. Plans also call for full basement, frame construction with brick veneer, asphalt shingles, fireplace and picture window.



Design C-304

1,201 sq. ft.
22,819 cu. ft.

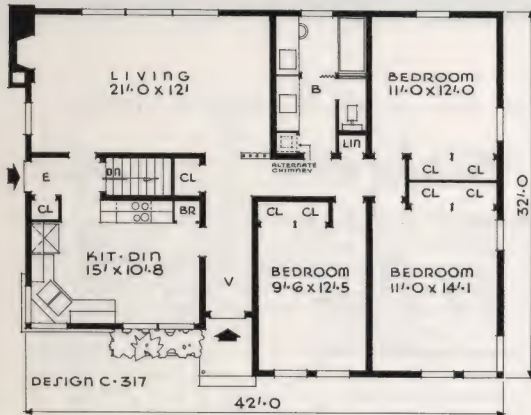
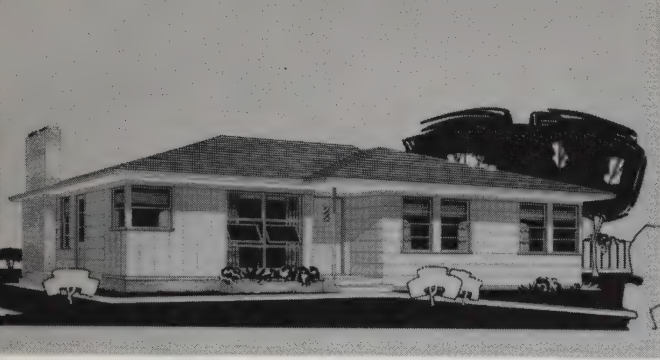
The same basic plan, with variations, provides for a full basement instead of utility room. Both designs call for frame construction with siding and brick.



Design A-285

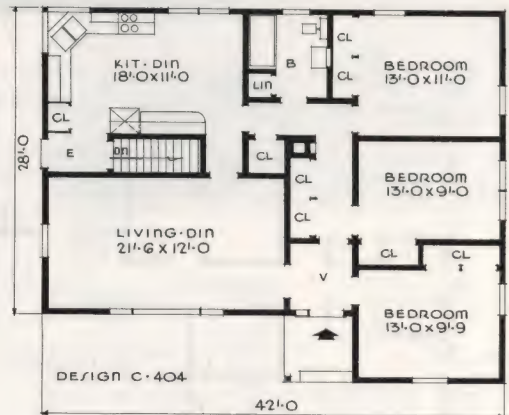
1,297 sq. ft.
14,915 cu. ft.

Floor construction consists of an insulated concrete slab on gravel. A utility room replaces the basement, providing facilities for heat, laundry and storage.



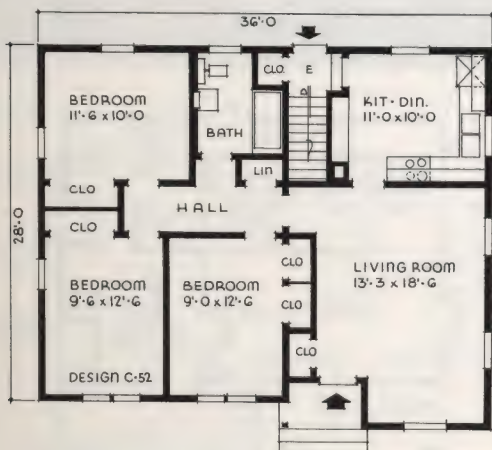
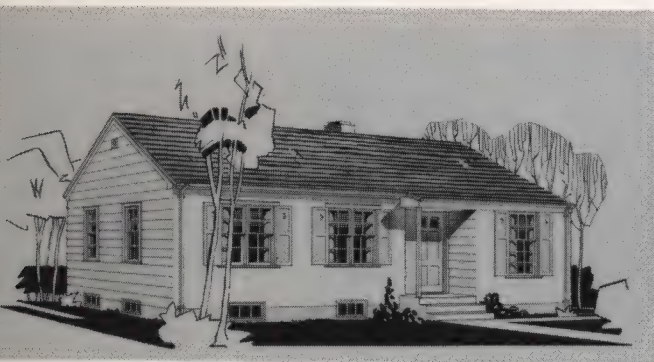
Design C-317

1,264 sq. ft.
24,061 cu. ft.



Design C-404

1,260 sq. ft.
23,562 cu. ft.



Design C-52

1,030 sq. ft.
20,085 cu. ft.

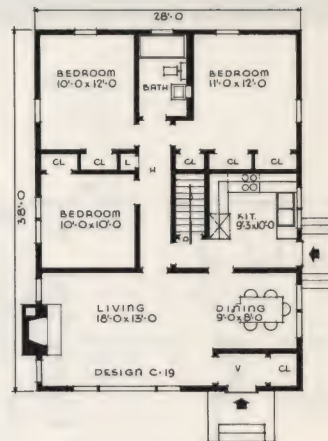


Design C-355

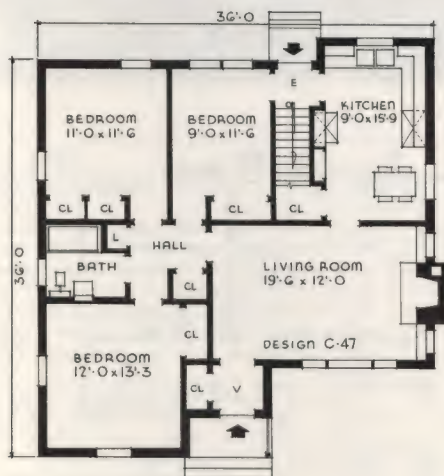
1,402 sq. ft.
26,630 cu. ft.
(Not including garage)



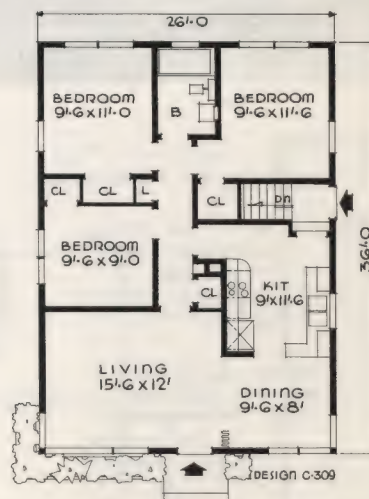
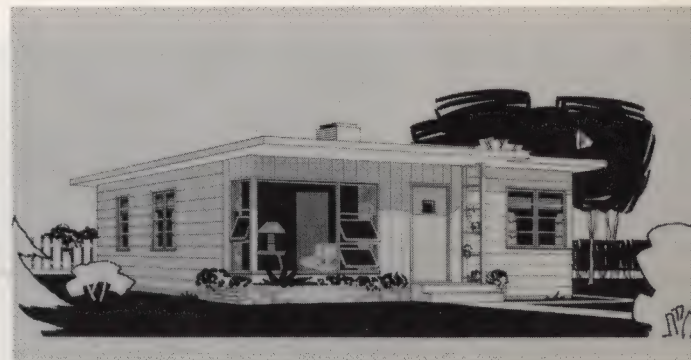
Design C-352 1,052 sq. ft.
19,988 cu. ft.



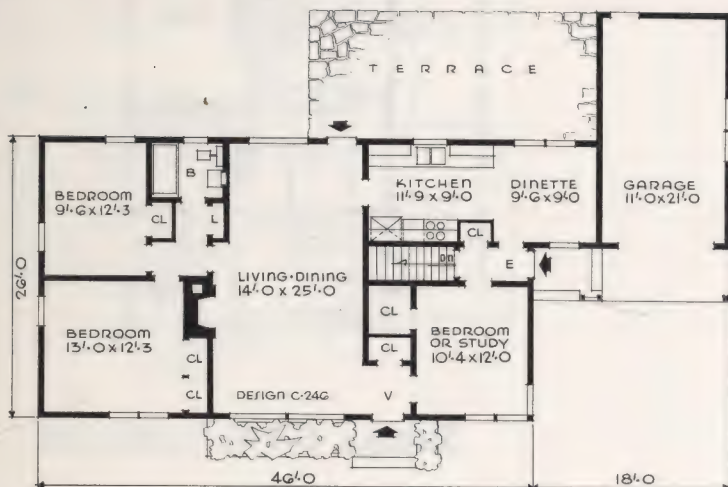
Design C-19 1,064 sq. ft.
21,280 cu. ft.



Design C-47 1,170 sq. ft.
23,391 cu. ft.



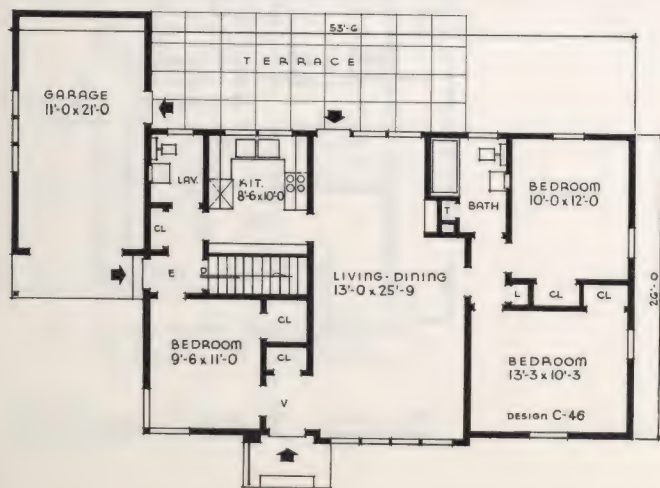
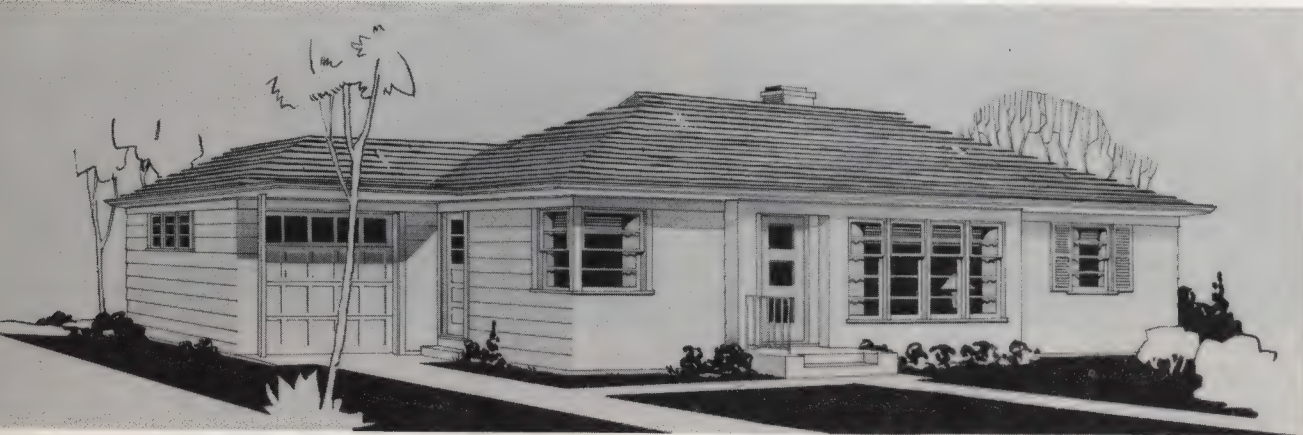
Design C-309 936 sq. ft.
15,912 cu. ft.



Design C-246 1,261 sq. ft.
23,263 cu. ft.
(Not incl. garage)

Plans for this house call for three bedrooms, one of which can be used for den or office, combination living-dining room through the center, kitchen-dinette, attached garage and full basement. Closets are located at each entrance, linen cabinet in hall, wardrobe closets in the bedrooms and walk-in closet in the den. Wide roof overhang in front protects and shades the front windows and entrance.

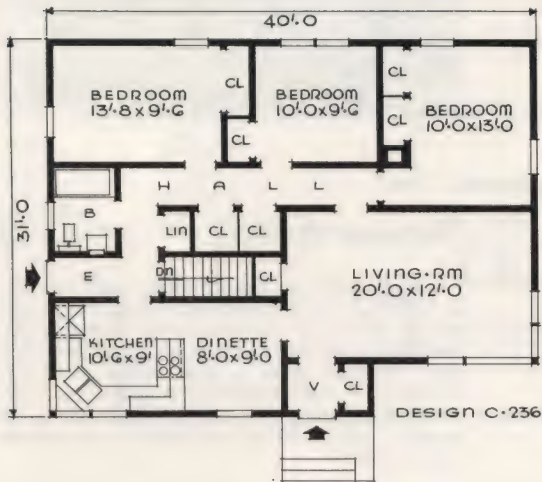
This plan is interesting because of its well arranged kitchen and generous dinette as well as its two way view from the living room.



Design C-46 1,106 sq. ft.
21,235 cu. ft.
(Not incl. garage)

A living-dining room, running through the house, and opening to the rear terrace, separates the sleeping and service areas. A third bedroom, to the left of the entrance, can be used as a den or office. It is reached from both side and front entrances and is convenient to kitchen.

Wardrobe closets, with overhead storage space, are used in two bedrooms, a walk-in closet in den, coat closets at entrances, linen and towel cabinets. Cabinets in the kitchen have refrigerator, double compartment sink and stove built in leaving space for dining. Exterior finish is wide siding and asphalt shingles.

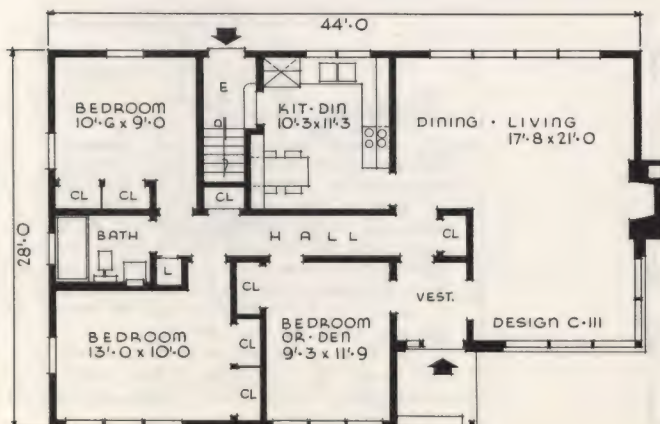
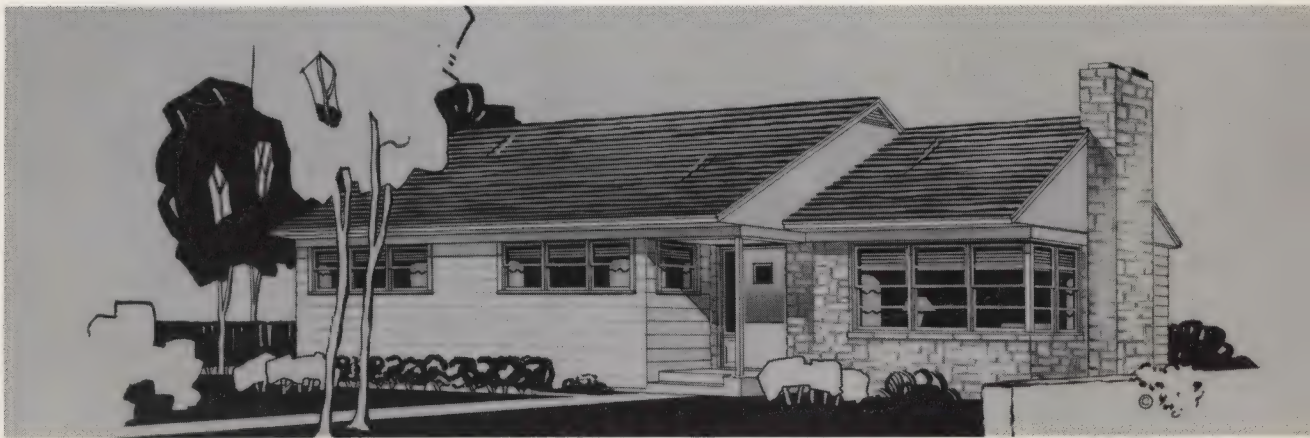


Design C-236

1,179 sq. ft.
22,990 cu. ft.

Three bedrooms occupy the rear half of this plan, separated by the hall from the front half which consists of the living room and kitchen-dinette. Circulation between rooms is good, all rooms being easily reached from the side entrance. A very pleasant and compact kitchen is located in front of the house with sink under a battery of corner windows, and a serving counter between kitchen and dinette.

Storage problems are amply provided for in wardrobes, coat closets, linen cabinets, and hall closets. Exterior finish is wide siding and asphalt shingles.



Design C-111

1,124 sq. ft.
21,886 cu. ft.

A large combination living and dining room dominates this three-bedroom house. Large batteries of windows overlook the front, side and rear yards. The small front bedroom can also be used as a den or office since it is easily reached from the front vestibule. The other two bedrooms have cross ventilation and twin wardrobe closets. Linen cabinet and two closets are located in bedroom hall.

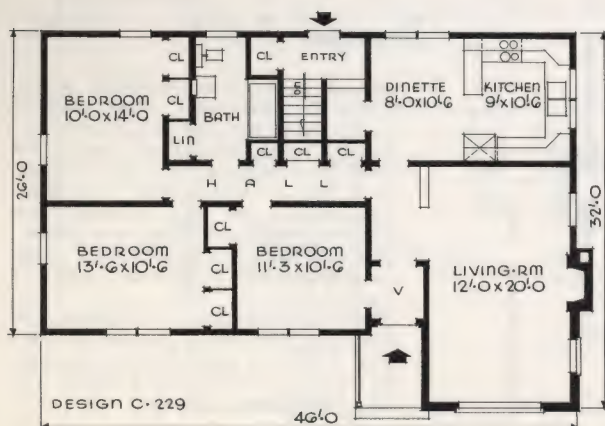
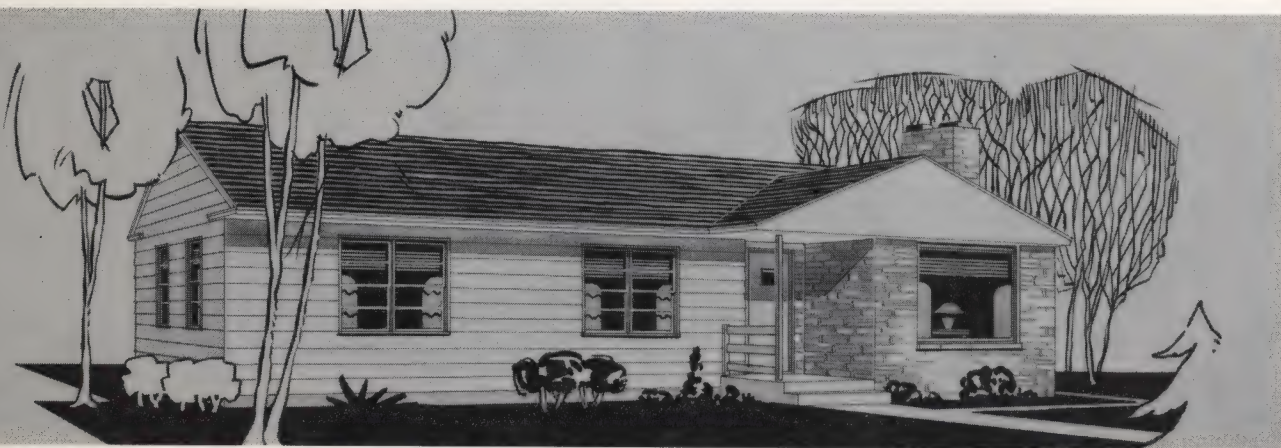
Plans call for frame construction, full basement, wide siding and asphalt shingles. The living room wall and the side, up to and including the fireplace, are faced with stone or brick.



Design C-232

1,112 sq. ft.
19,460 cu. ft.

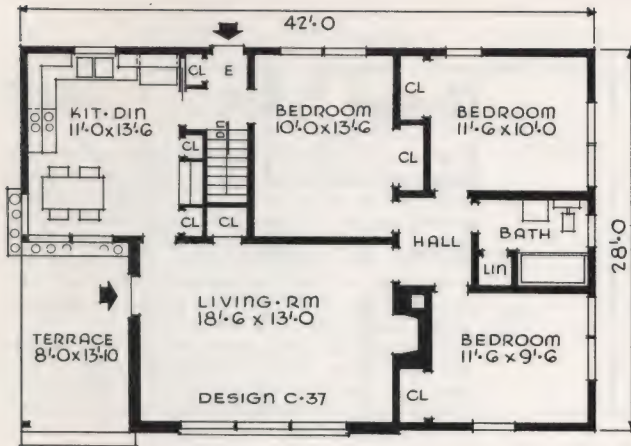
This plan consists of a large living room with room for dining in the bay window, a large combination kitchen-dinette in front and three bedrooms and bath across the rear of the house away from traffic noise. Exterior finish is wide siding with stone chimney and entrance wall. The roof is dead level using pitch and gravel roofing. This plan is also available with a gable roof, shown in insert, as Design C-232G.



Design C-229

1,274 sq. ft.
24,765 cu. ft.

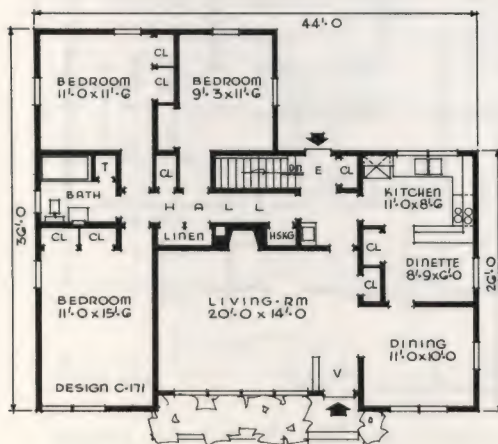
The plan shown here has many interesting points to study. For instance, there are ten closets, three of them in the bedroom hall, with space-saving wardrobe closets in the bedrooms. By use of the door from the vestibule to the front bedroom this room can be used as a den or office with privacy from the balance of the house. The front entrance is convenient to the kitchen and all rooms can be reached from the front hall. Other features include a highly efficient kitchen, with snack bar and large dinette, shelf screen in living room, siding, stone facing, picture window and asphalt shingles.



Design C-37-A

1,068 sq. ft.
21,573 cu. ft.

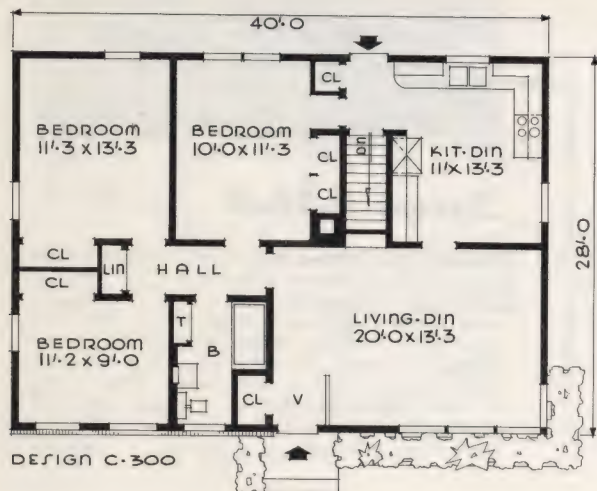
This attractive house has many attractive plan features which deserve close study. For instance, the kitchen is a pleasant room with three exposures, with the front area reserved for dining. The living room has a fireplace, large windows and covered entrance. Closets are numerous and well distributed. Exterior finish is wide siding, stone facing in front, asphalt shingles on a gable roof. This plan is also available as Design C-37H with a hip roof, shown in insert.



Design C-171

1,402 sq. ft.
27,329 cu. ft.

Closet space for every purpose, well distributed throughout the house, and ideal circulation between rooms are outstanding features of this design. A snack bar in the kitchen forms the dinette but a separate dining room in front is open to the living room. Wardrobe closets are located in the bedrooms and added storage space is found in the coat closets, towel and linen cabinets, one kitchen and two hall closets. There is a full basement for heating and laundry equipment, living room fireplace and picture window, outside planter and exterior finish is siding and asphalt shingles on frame construction.



Design C-300

1,120 sq. ft.
21,280 cu. ft.

Exterior finish consists of a hip roof, asphalt shingles, shingle siding, vertical redwood siding above brick facing on a portion of the front, double-glazed picture window with brick planting area below. In addition to three bedrooms and bath, this plan also includes a large living room with coat closet and vestibule screen, kitchen with cabinets and equipment arranged to leave a generous dining space, and a full basement.

The center bedroom, connected to the kitchen and rear entry, is ideal for use as work or play room. A towel cabinet and recessed tub features the bathroom and a large linen cabinet is located in the bedroom hall.



Design C-319

884 sq. ft.
16,796 cu. ft.

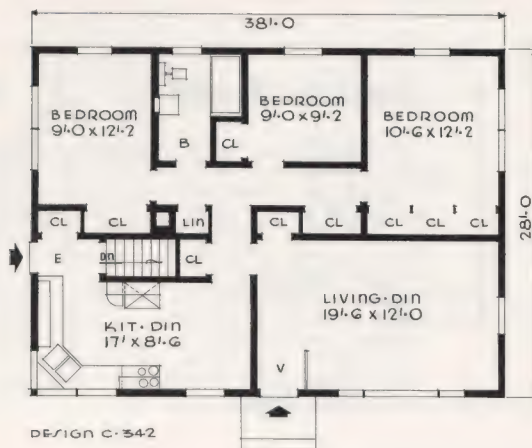
An attractive little house with wide eave overhang, low roof lines, picture window and trellis work. It has three bedrooms, kitchen-dinette and living room.



Design C-45

952 sq. ft.
18,564 cu. ft.

The same basic plan with a few minor changes and two feet added to the depth. This adds to the width of the living room and one foot to the bedrooms.

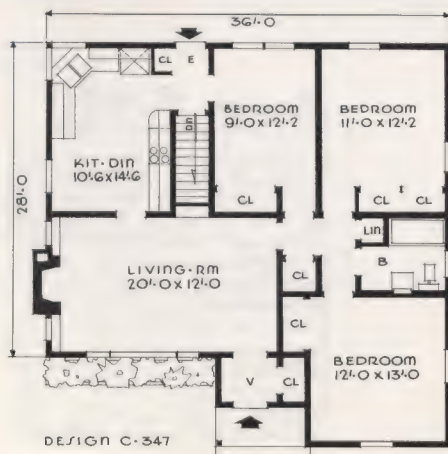


Design C-342

1,064 sq. ft.
20,748 cu. ft.

A continuous line of closets through the center of the house serves as a sound barrier between the bedrooms across the rear and the living area in front. There should be no problem of storage here, with eight closets for coats, bedrooms, linen and two extra hall closets for general use.

The kitchen is in the popular front location, has a corner sink under corner windows and a large dining space. There are three bedrooms, bath, large living room and full basement. Outside finish is wide siding, picture window and flower box.

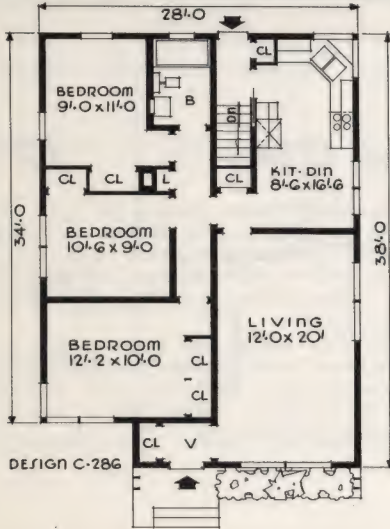
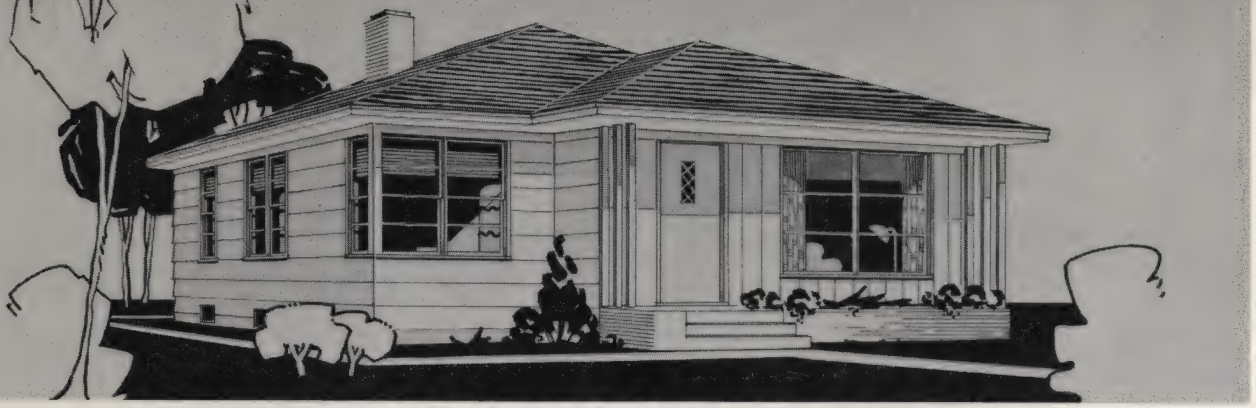


Design C-347

1,148 sq. ft.
21,994 cu. ft.

Behind a pleasant exterior lies an equally pleasant floor plan of three bedrooms, bath, combination kitchen-dinette and living room. The connecting door between the kitchen entry and bedroom adds greatly to the usefulness of the bedroom which can be used for work-room, sewing room, etc.

Rooms are all of a good size with plenty of wall space and lots of closets. The kitchen has corner sink and corner windows with dinette. Outside finish is bevel siding, brick chimney, planter, picture window and covered front entrance.

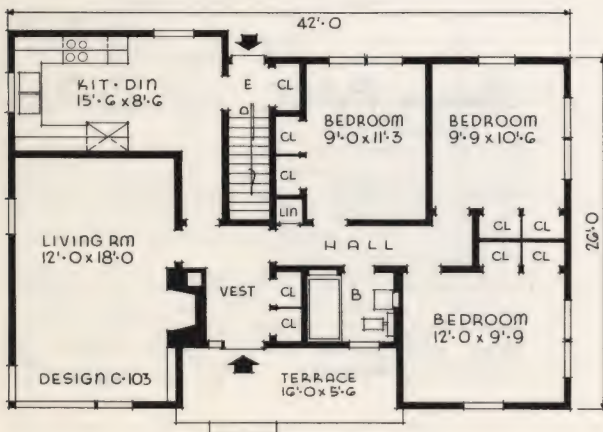
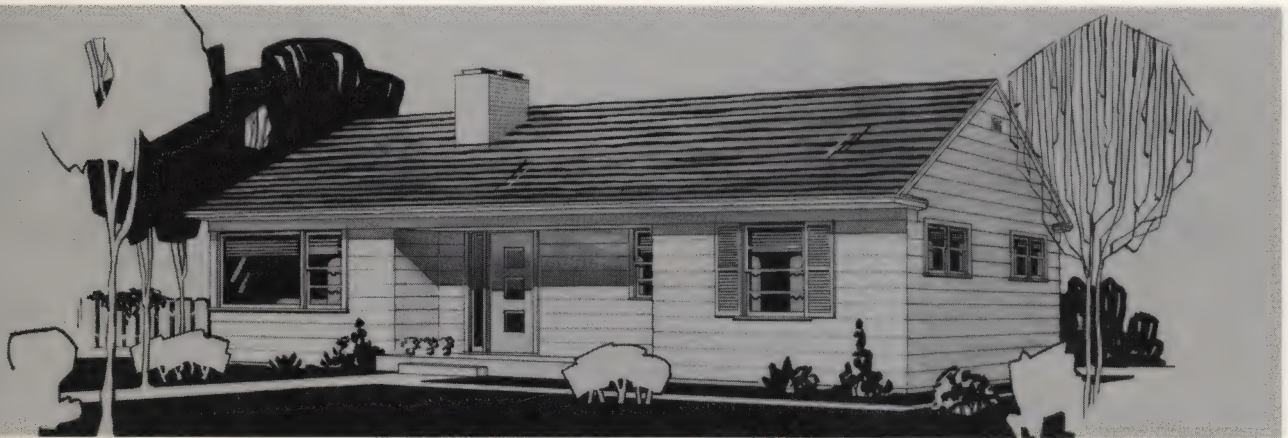


Design C-286

1,032 sq. ft.
20,044 cu. ft.

The kitchen at the rear is an advantage where a narrow lot limits the side yard and deliveries must be made from the rear. Three bedrooms occupy one side of the house and can be closed off by one door to the hall. In some cases it might be advisable to add a door from the rear entry to the bathroom to save traffic through the kitchen.

Storage space is provided in coat closets in the vestibule and in the rear entry, wardrobes with overhead storage, linen cabinet and closet over stairway. The plans call for wide siding, vertical siding in front, picture windows, brick planting area, wide eave overhang and asphalt shingles.

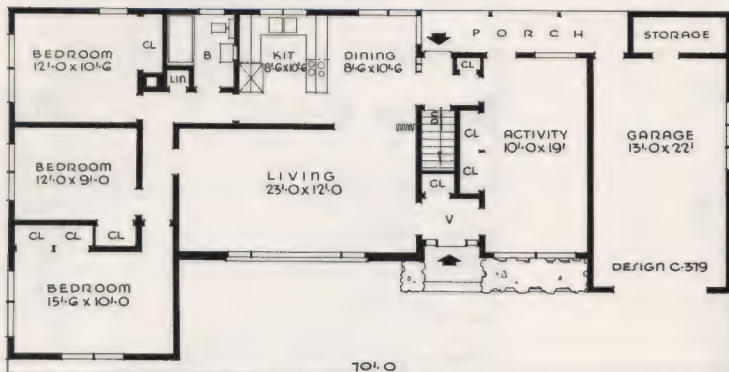


Design C-103

1,062 sq. ft.
21,240 cu. ft.

The sleeping quarters, consisting of three bedrooms and bath, are separated from the rest of the house by the front entrance vestibule from which all rooms can be reached. Twin wardrobe closets are located in each bedroom in addition to two vestibule closets, one in rear entry, and linen cabinet. Kitchen cabinets are arranged in the most efficient U-shape with double compartment sink in the center. A large dinette, with window, occupies the end of the kitchen.

Projection of the living room and bedroom forms a covered terrace which protects the entrance. Plans call for picture window, fireplace with mantel and book shelves, wide siding and asphalt shingles.



Design C-379

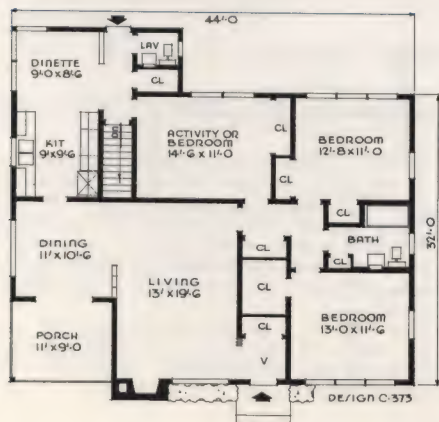
1,445 sq. ft.
26,733 cu. ft.
(not incl. garage)

The first floor plan is made up of three bedrooms, bath, large living room, combination kitchen-dinette, activity room and attached garage.

There is a full basement except under the garage and porch.

The activity room is located to be convenient to the kitchen and can be reached from either front or rear of the house.

Exterior finish is wide siding, stone facing, plywood front gable, covered entrances.



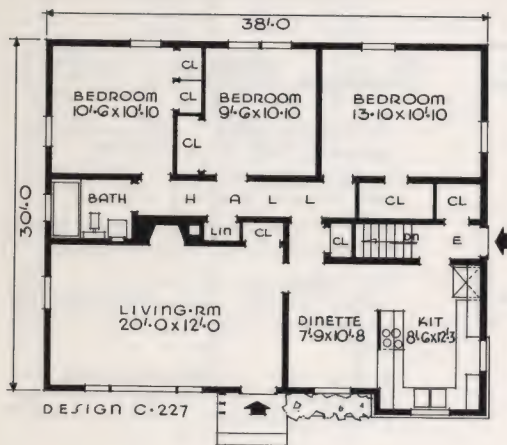
Design C-373

1,438 sq. ft.
14,380 cu. ft.

This plan is especially interesting because of a number of desirable features, such as the large combination living-dining room, with fireplace and porch, the compact kitchen-dinette and the versatile rear bedroom.

The rear bedroom is easy of access from outdoors as well as the kitchen, therefore is adaptable for use as a play or workroom.

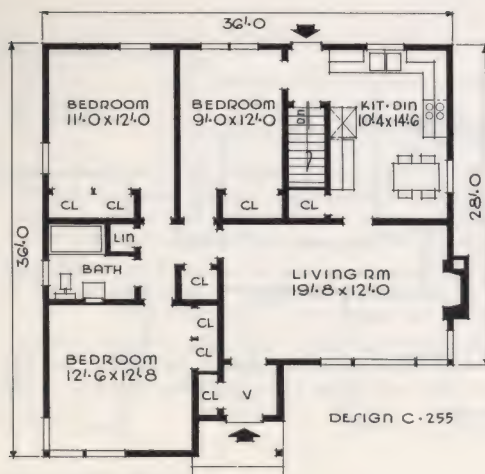
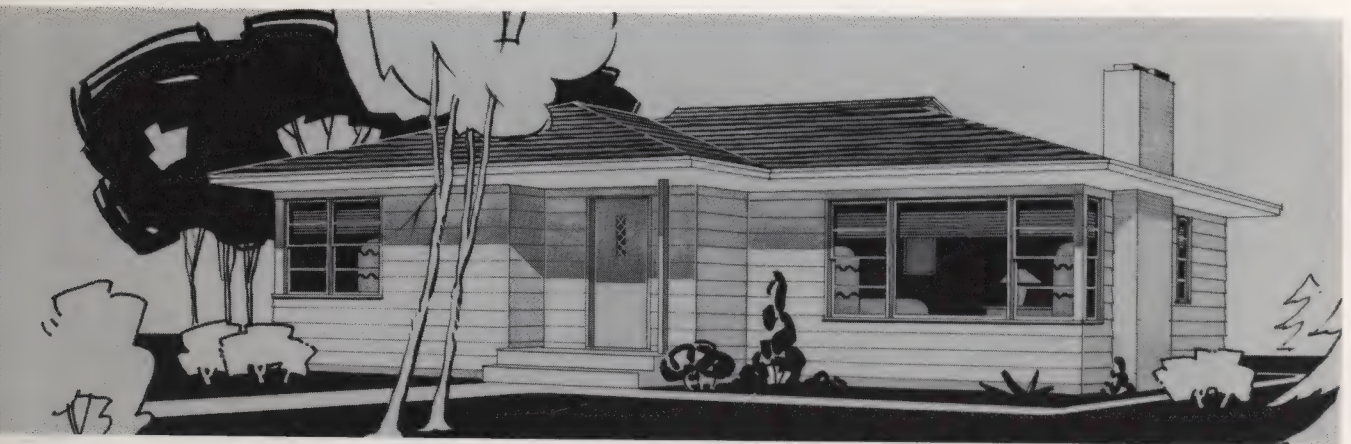
Exterior walls are finished with vertical siding and batens, brick chimney and planter, picture windows and a flat roof with wide eave overhang. There is a full basement.



Design C-227

1,159 sq. ft.
22,021 cu. ft.

A buffer zone, consisting of the center hall and a row of closets, divides the plan into two sections, the sleeping section in the rear and living room, dinette and kitchen in front. The kitchen-dinette arrangement is interesting with the serving counter between and work counter under side window. The large bedroom and side entry have walk-in closets, other bedrooms have wardrobes with linen cabinet in the hall in addition to living room and dinette closets. Exterior finish is siding but the same plan is available with concrete blocks as Design C-227-C.

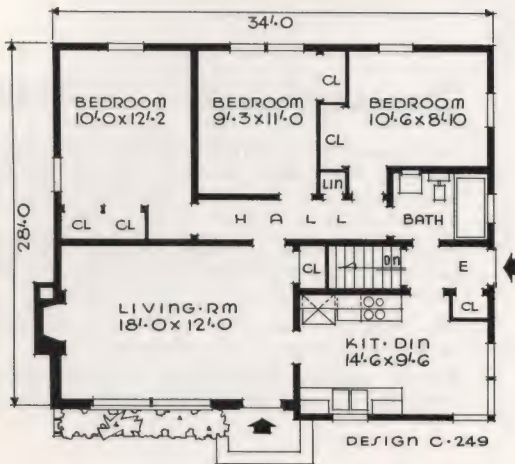


Design C-255

1,153 sq. ft.
21,834 cu. ft.

The kitchen-dinette is a large, pleasant room with ample dining space, storage cabinet and refrigerator on the inside wall, double compartment sink and range in the cabinets on the outside walls. There are three bedrooms, all with wardrobe-type closets, living room with fireplace and double glazed picture window. Other storage space is found in coat closets, linen cabinet and hall closet.

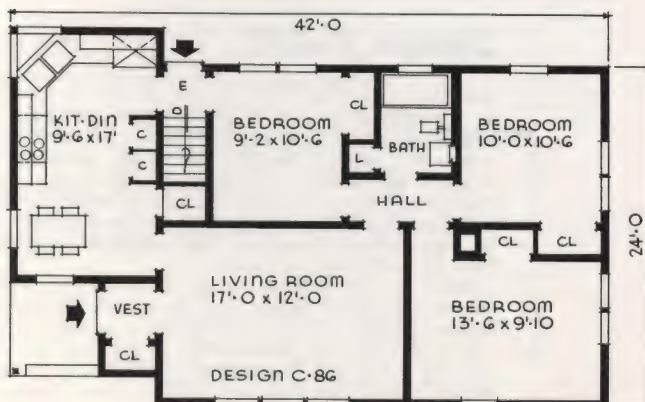
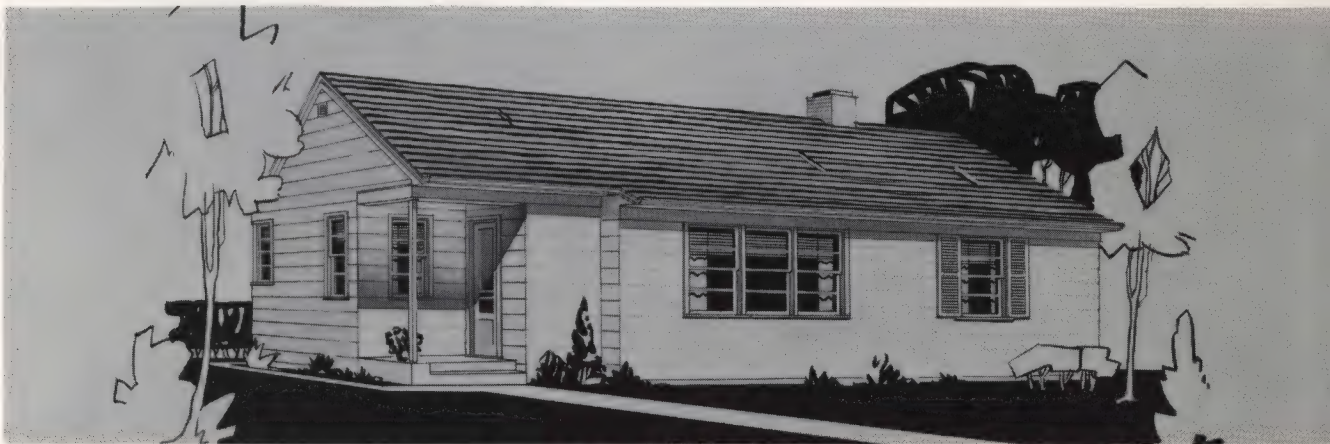
Plans call for wide siding, hip roof and asphalt shingles, wide roof overhang, face brick chimney, covered entrance and full basement with frame construction throughout.



Design C-249

967 sq. ft.
17,890 cu. ft.

This compact plan has three bedrooms across the rear, living room and combination kitchen-dinette in front. Exterior finish consists of wide siding, stone facing on front living room wall and asphalt shingles. Wide roof overhang shelters the picture window, entrance and planting space. Kitchen cabinets line opposite walls with refrigerator and range on the inside and double compartment sink under window. Plans show a fireplace, double glazed picture window, stone planter, full basement, wardrobe closets, linen cabinet and coat closet at each entrance.

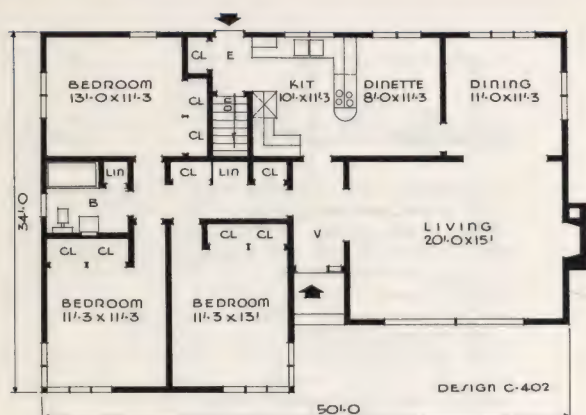
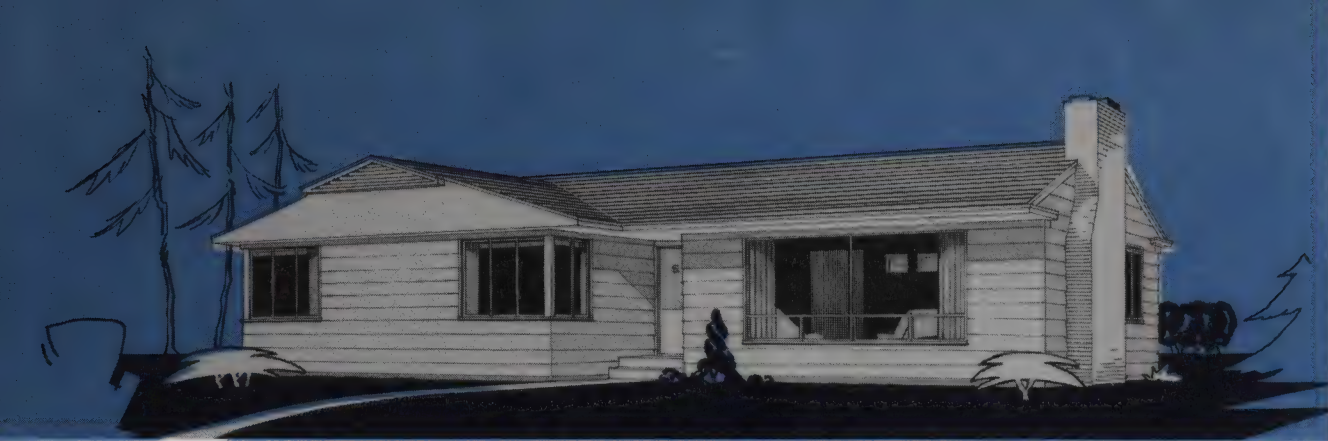


Design C-86

975 sq. ft.
19,012 cu. ft.

Small and compact, without waste space, this interesting and attractive house has three bedrooms, bath, combination kitchen-dinette and a comfortable living room. Outstanding is the beautiful kitchen with its three exposures. Windows overlook the front, side and rear yards. The corner sink is located in the center of the cabinets, refrigerator on the right, stove on the left with a dinette in front, nearest the living room.

Eight closets are well distributed, one to each bedroom, three in the kitchen and coat closet and linen cabinet. Exterior is siding and asphalt shingles with a covered front stoop.



Design C-402

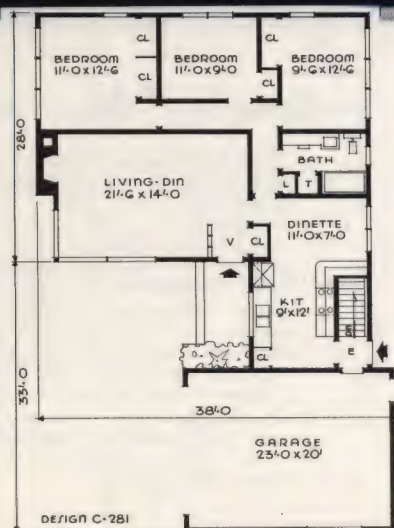
1,519 sq. ft.
28,100 cu. ft.

The covered front entrance leads into a central vestibule from which all rooms can be reached and is especially convenient from the kitchen to front door.

A small hall leads into three bedrooms and bath and can be closed off from the vestibule. This hall also contains two closets and linen cabinet.

The living room has picture window, fireplace and an archway leading to the dining room.

Exterior walls are finished with wide bevel siding with plywood finish in the front gable.



Design C-281

1,224 sq. ft.
22,556 cu. ft.

This plan is suitable for a corner lot but it can also be adapted for use on an inside lot by switching the location of the garage doors. There is a large living room with fireplace, large double glazed corner picture windows, combination kitchen-dinette, bathroom, three bedrooms, two-car garage and a full basement, except under garage. The bedrooms have wardrobe closets and the corner rooms have high bedroom windows on the sides for additional wall space.

Cabinets in the kitchen occupy opposite walls and a section of cabinet extends into the dinette for storage. Exterior walls are finished with shingle siding, vertical siding and plywood gable ends. Plans call for linen and towel cabinets, recessed tub and dressing table in the bathroom, a covered entrance and flower planter.



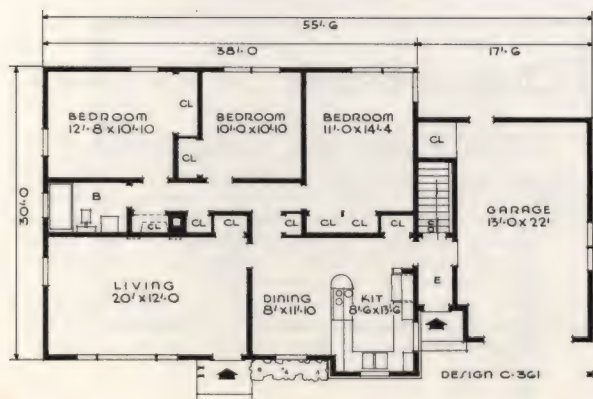
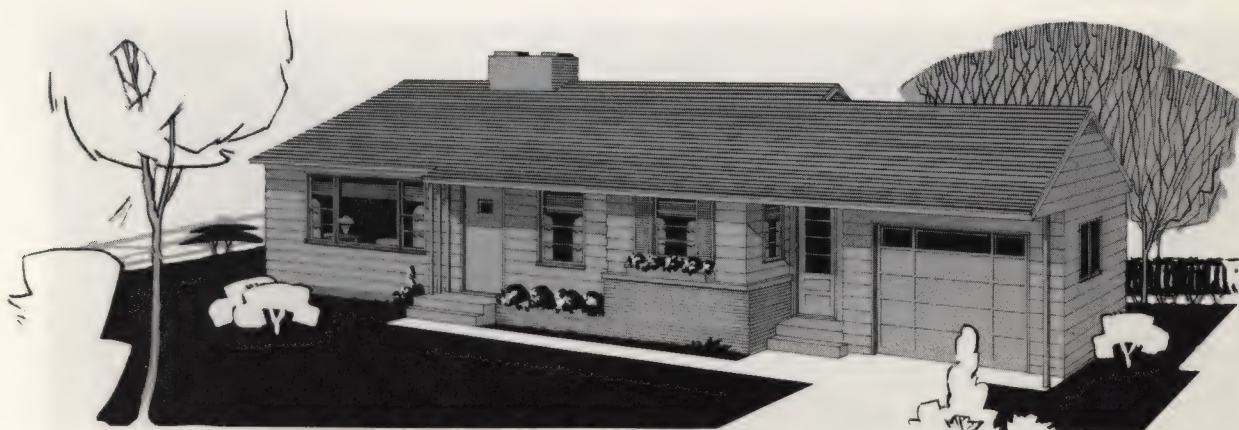
Design C-397

1,293 sq. ft.
23,921 cu. ft.
(not incl. garage)

The through living-dining room separates two of the bedrooms and bath from the rest of the house, but a third bedroom and lavatory is provided on the opposite side.

This third bedroom can also be used as a den, workroom or for guests, is convenient to the kitchen and front vestibule.

A combination of stone or brick and beveled siding is used for exterior finish with picture windows front and rear.



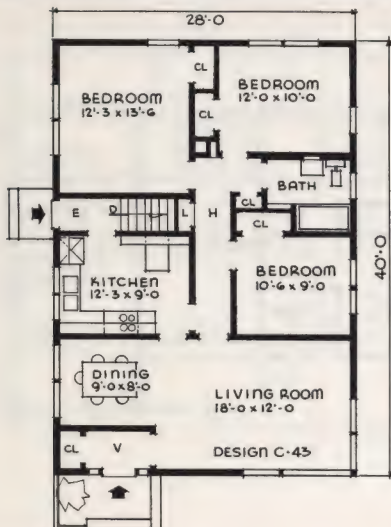
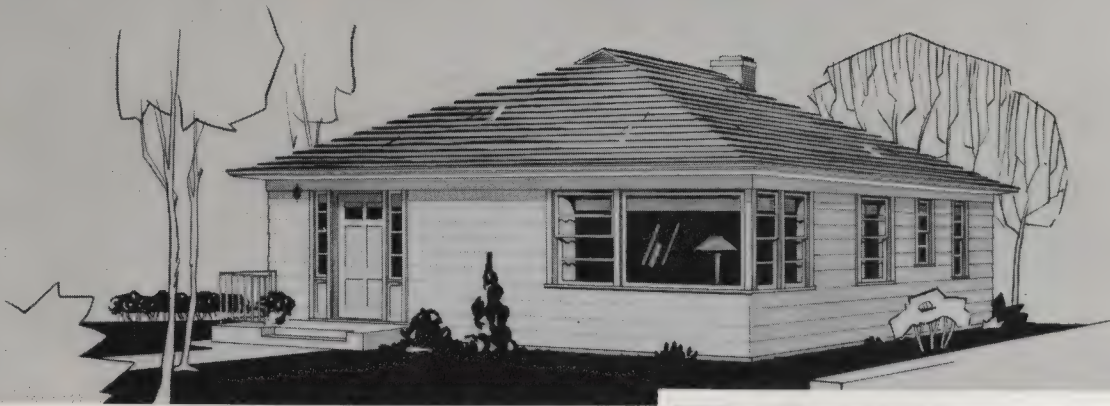
Design C-361

1,236 sq. ft.
23,484 cu. ft.
(not incl. garage)

Here is a house with an interesting exterior of the rambler type, now so popular, combined with an extremely livable floor plan.

A combination kitchen-dinette, living room, service entrance and attached garage all face the street, leaving three pleasant bedrooms on the rear, away from traffic noises.

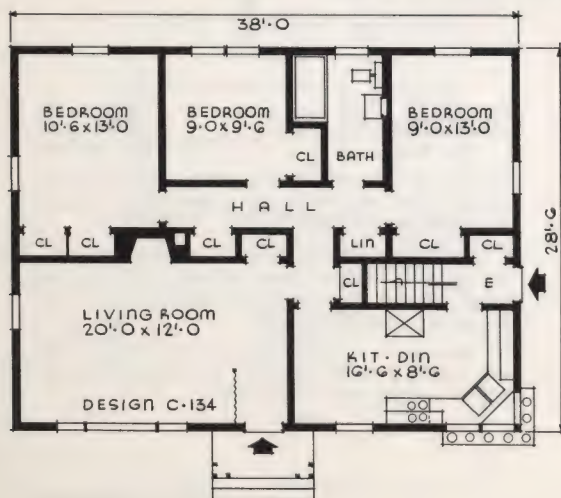
The exterior is a combination of wide siding and face brick, a wide chimney, overhanging eaves, picture window and flower box.



Design C-43

1,120 sq. ft.
21,280 cu. ft.

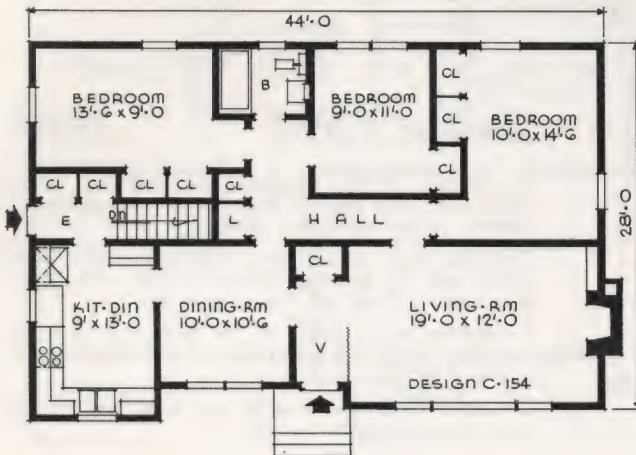
Simple rectangular lines feature this three bedroom house, designed for a narrow lot. Popularity of this design is seen in amount of uncrowded livable space provided.



Design C-134

1,083 sq. ft.
21,660 cu. ft.

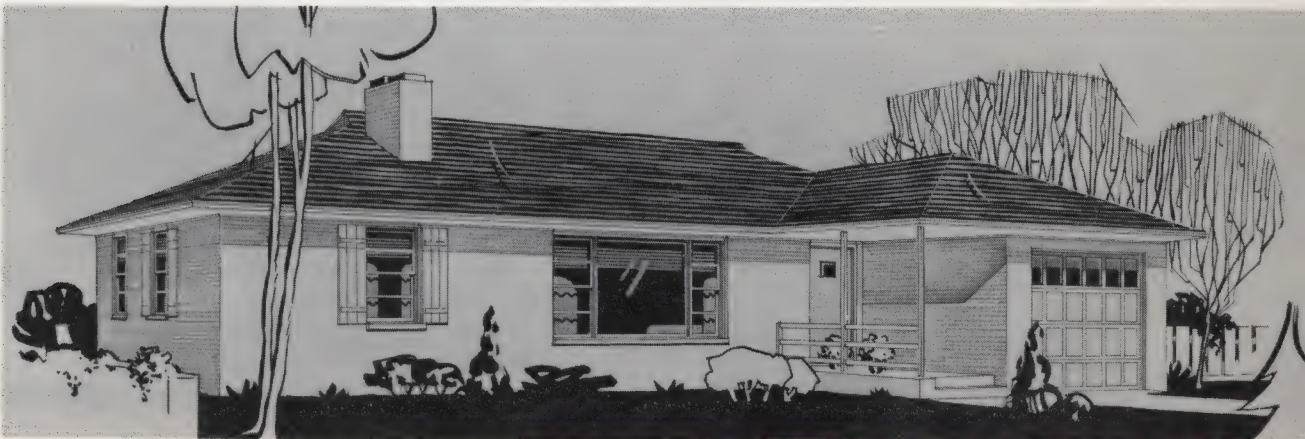
A rectangular house without projections and a gable roof without dormers is the most economical from a construction standpoint. An extension of the roof, supported on lattice work, shelters the entrance and breaks the roof lines. A line of closets, broken only by the fireplace and hall, extends the length of the house, and provides seven closets including the linen cabinet. Plans also call for a fireplace, picture window, corrugated glass vestibule screen, corner kitchen windows and sink. Exterior walls are frame with siding but this plan may also be had using concrete blocks, as Design C-134-C.



Design C-154

1,214 sq. ft.
23,673 cu. ft.

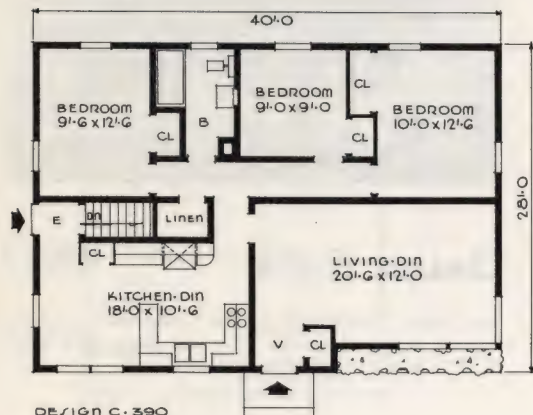
Ten closets feature this compact plan which also provides a separate dining room for those who prefer to dine away from kitchen or living room.



Design C-162

1,291 sq. ft.
25,174 cu. ft.
(Not incl. garage)

This is a brick veneered house with low rambling lines and attached garage. There are three bedrooms and bath, large living room with fireplace, double-glazed picture window and a combination kitchen-dinette formed into an L-shape by the rear vestibule. Plumbing installation costs are reduced by grouping plumbing pipes in wall between kitchen and bathroom. Other features shown on the plans include covered entrance, full basement, wardrobe closets, fireplace, efficient kitchen arrangement and coat closets.



Design C-390

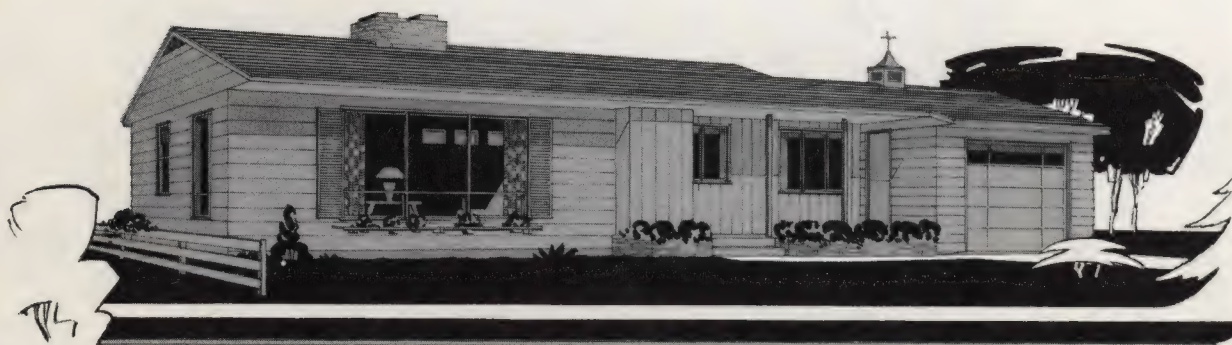
1,092 sq. ft.
20,748 cu. ft.

The exterior of this pleasant house has wide siding flower box, brick planter and wide eave overhang especially above the picture windows.

The floor plan contains three bedrooms, bath, living room, and an excellent kitchen-dinette arrangement with ample cabinet space and snack bar.

In addition to wardrobes in the bedrooms there are two coat closets and linen closet over the stairs. There is also a full basement.

Circulation between rooms is very good with a minimum of space devoted to hall.



Design C-376

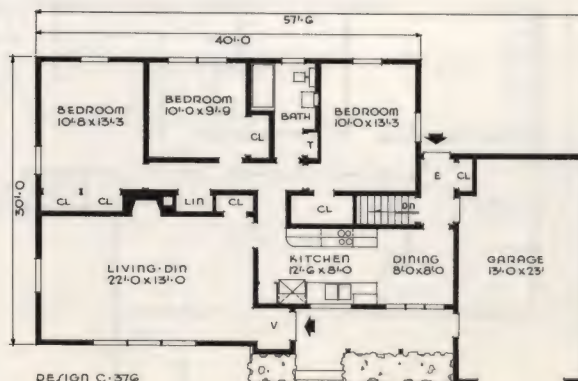
1,224 sq. ft.
22,644 cu. ft.
(not incl. garage)

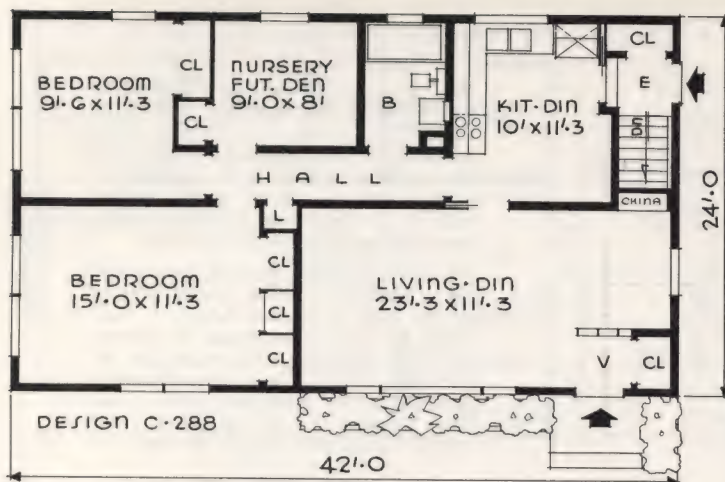
Plans call for a full basement, except under garage, living room, three bedrooms, bath, kitchen-dinette, covered entrance and attached garage.

Beveled and vertical siding are used on the exterior along with shutters, flower pot shelf and planter.

Other features include fireplace, a wide variety of closets, linen and towel cabinets, coat closets and picture window.

A covered passage connects the garage to the house and protects the entrances to both.



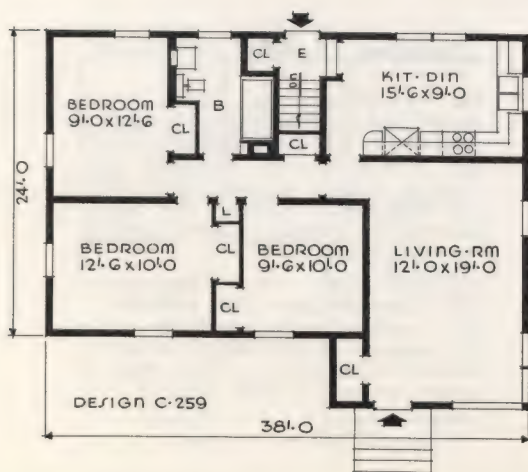


Design C-288

1,008 sq. ft.
19,152 cu. ft.

The most economical type of house to build is a plain rectangular plan without costly projection, using a gable roof without dormers. This is such a plan, consisting of living room, kitchen, bath, three bedrooms and a full basement. All plumbing for the kitchen, bathroom and basement laundry is grouped in one wall and the furnace is located in the center of the basement with resulting short heating ducts.

There is dining space in the kitchen in addition to the dining room formed by the vestibule. Exterior finish on frame construction consists of wide siding and asphalt shingles with picture window and brick planting area.

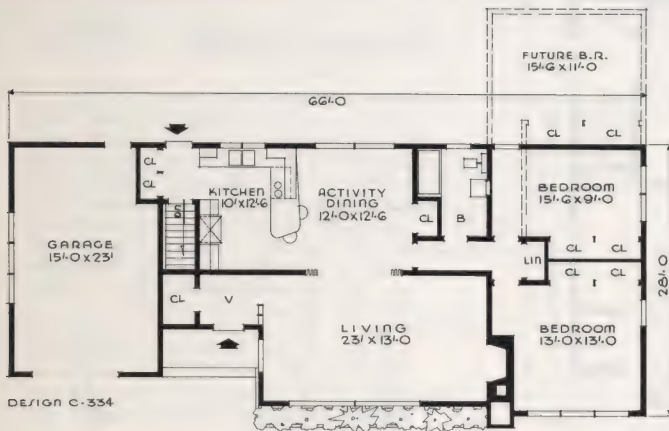


Design C-259

997 sq. ft.
19,441 cu. ft.

This is a compact arrangement of three bedrooms, bath, large living room and combination kitchen-dinette, all grouped around a small central hall for easy circulation between rooms. Bedrooms have excellent wall spaces for placement of furniture and all have wardrobe-type closets with overhead storage. In addition, there are closets at each entrance, linen cabinet and hall closet above the stairs.

Plans also call for a full basement, grade entrance and a kitchen cabinet layout to allow for large dinette. Exterior finish is siding and asphalt shingles on frame construction.

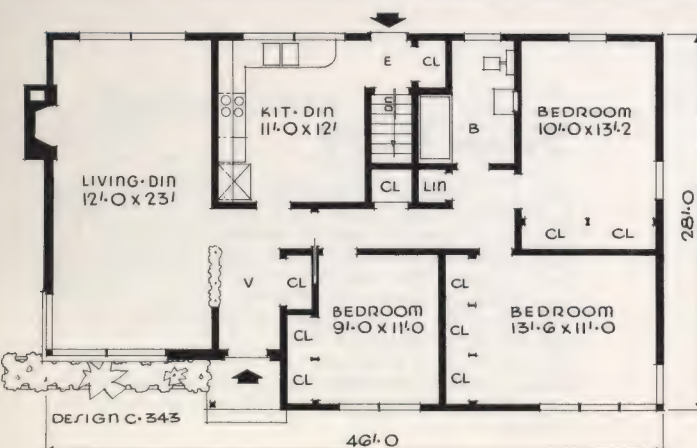
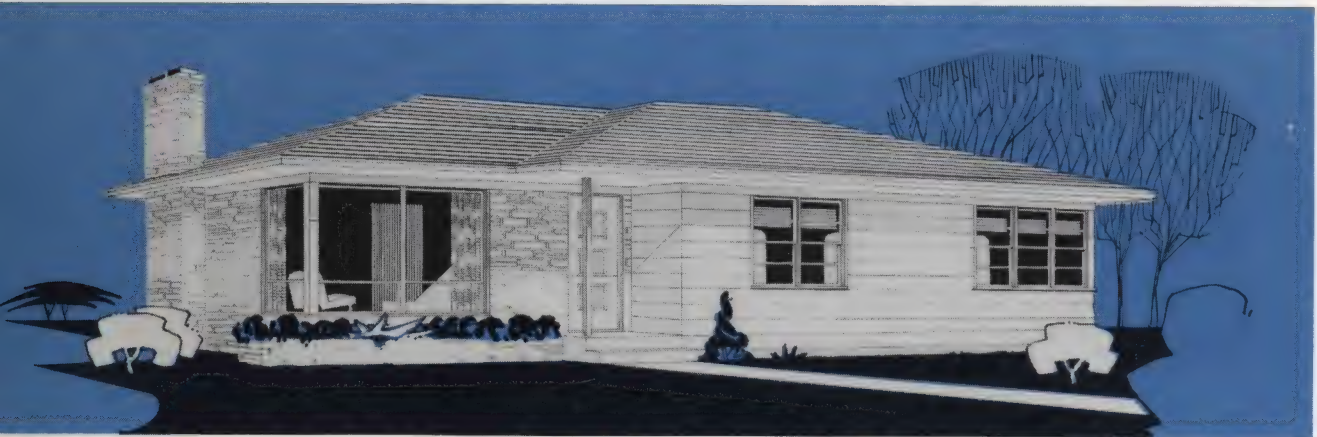


Design C-334

1,303 sq. ft.
24,757 cu. ft.

Primarily a two bedroom, ranch type house, plans provide for the addition of a third bedroom which can be added, now or in the future, without making drastic changes in the original plan.

The large, centrally located living room has a fireplace, double glazed picture window and is entered through a vestibule. By using folding doors, the dining-activities room and living room can be combined into one room or completely separated. The attractive exterior has stone fireplace and planter, vertical and shingle siding and asphalt shingles.

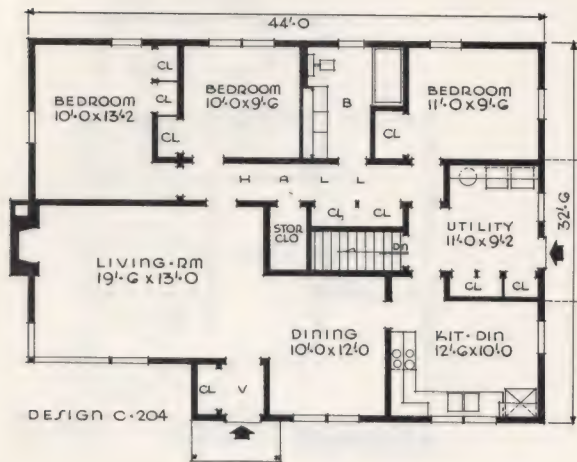
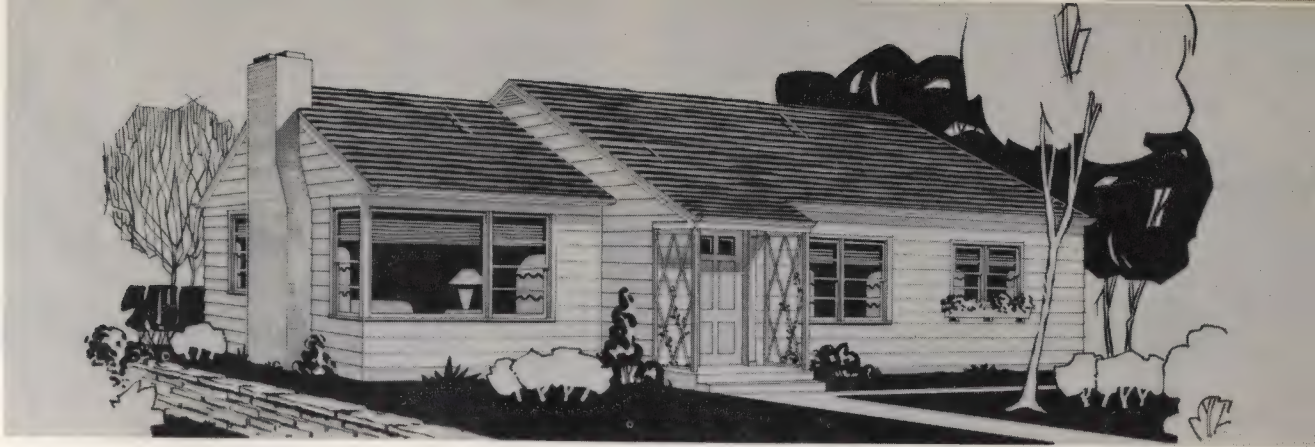


Design C-343

1,218 sq. ft.
23,142 cu. ft.

This type of house has become very popular and with good reason. The plan is compact, the rooms are not large but all have excellent wall space for furniture. Closets for every need are well distributed throughout, from coat closet at the entrance to wardrobes in the bedrooms.

The plan includes a large living room with three-way exposure, three bedrooms, bath, combination kitchen-dinette and full basement. Exterior finish is a combination of wide siding and stone facing, picture windows and stone planter.

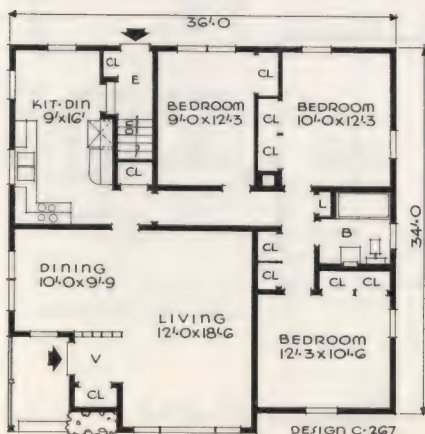
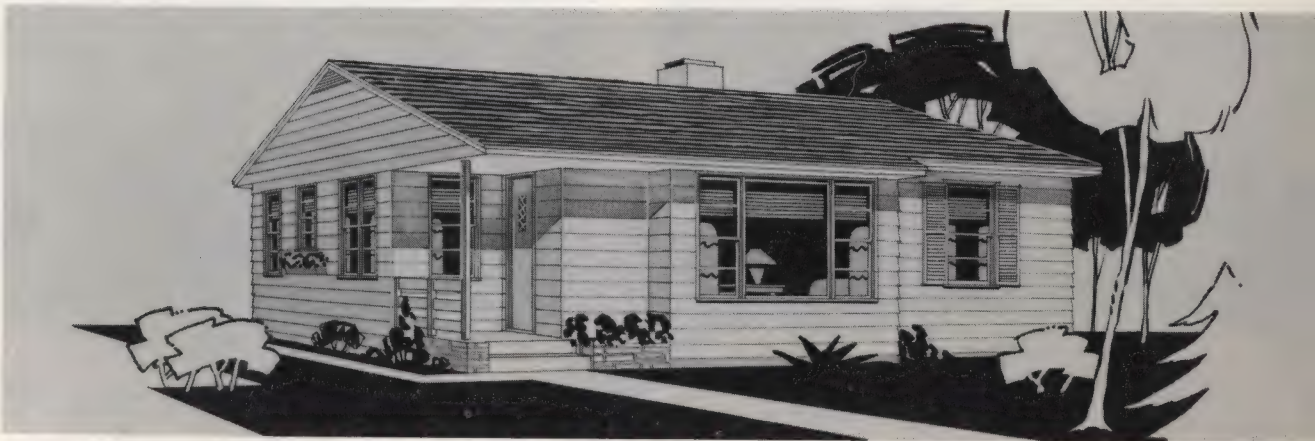


Design C-204

1,362 sq. ft.
26,695 cu. ft.
(Not incl. garage)

There is a full basement under this house but in addition a small utility room is located at the side entrance. This room has coat closet, storage cabinet, supply closet and space, if desired, for washer and dryer. Storage is also provided in the hall closets, where linen, supplies, toys and equipment can be stored. Three bedrooms and bath are in the rear, living room, dining room and kitchen in the front. Working drawings include a breezeway and garage on the utility room side, not shown here.

Plans also show fireplace, picture window, covered front stoop, wide siding and asphalt shingles.

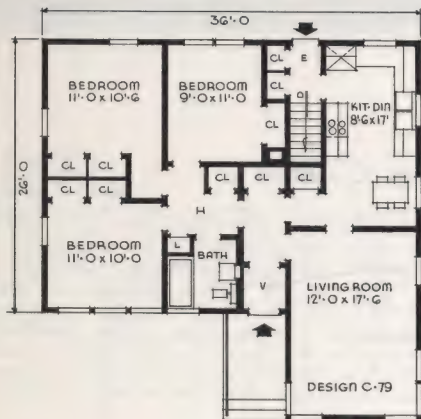


Design C-267

1,212 sq. ft.
23,028 cu. ft.

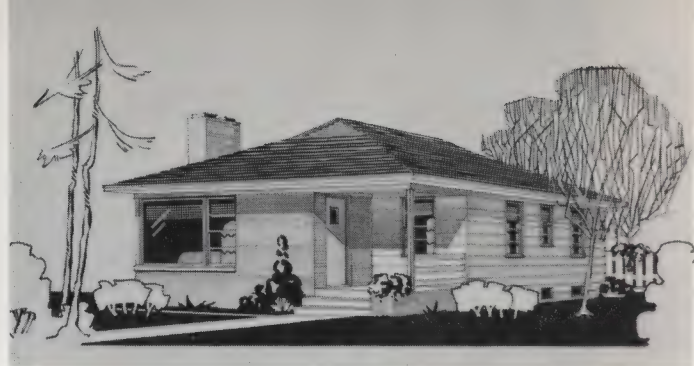
This plan has a very interesting and roomy combination living-dining room with generous cross lighting, a combination kitchen-dinette, bath and three bedrooms. The kitchen is planned to save steps by grouping the cabinets on opposite walls in one end between the dinette and the dining room. Entrance to the living room is from a covered stoop and through a vestibule formed by the coat closet and a screen of open knick-knack shelves.

Circulation between rooms is very good and all rooms have excellent wall space for placing furniture. Wide siding, flower box, shutters and picture window add interest to the exterior appearance.



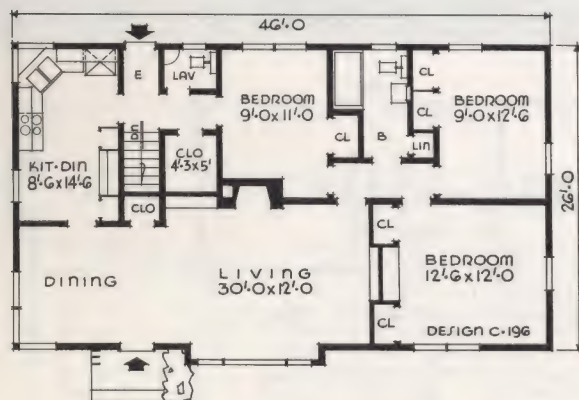
Design C-79

1,066 sq. ft.
19,691 cu. ft.



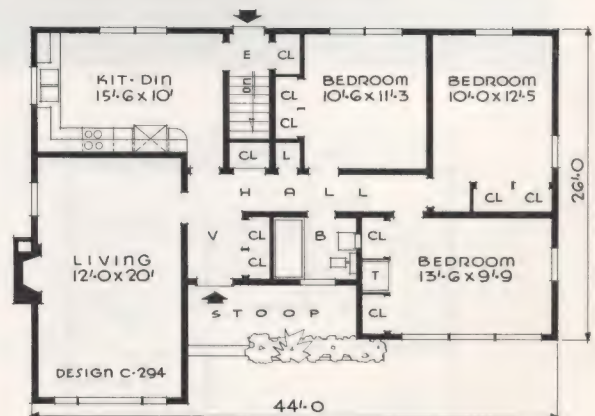
Design C-203

972 sq. ft.
18,954 cu. ft.



Design C-196

1,213 sq. ft.
23,322 cu. ft.



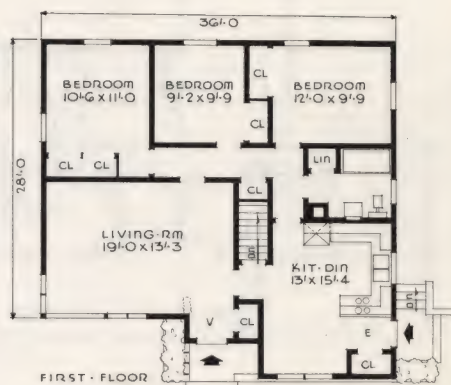
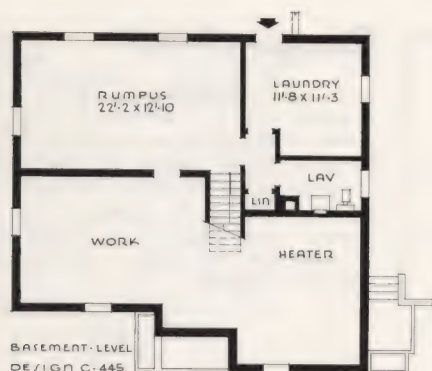
Design C-294

1,139 sq. ft.
21,565 cu. ft.

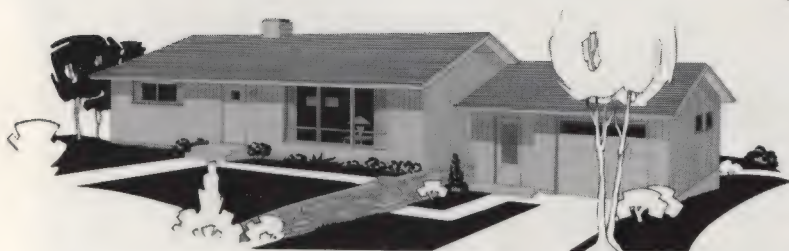
Design C-445 1,110 sq. ft. 21,090 cu. ft.

Designed for a lot sloping to the rear, this house can be easily adapted to a level lot by changing the size of the basement windows and omitting the laundry room door.

Colorful asphalt shingles on a hip roof combine with corner picture window, brick planter and wide siding for the exterior.



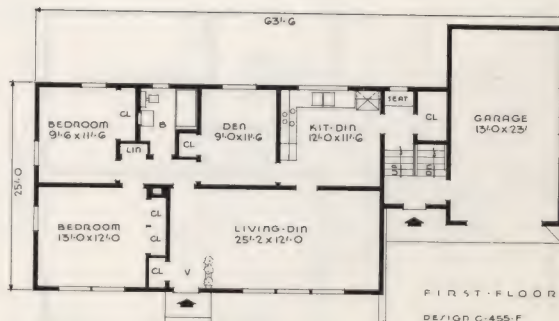
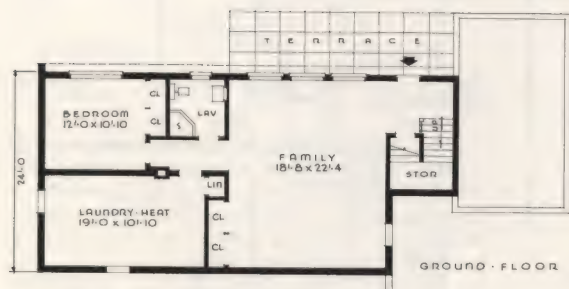
Design C-455-7 1,166 sq. ft. 21,281 cu. ft. (not incl. garage)



An unusual stair arrangement lends itself to a lot that slopes towards the rear and to the right.

From the side door there are five steps up to the kitchen level and eight down to the ground level family room.

Exterior finish includes vertical siding, stone retaining wall, gable roof with wide overhang.





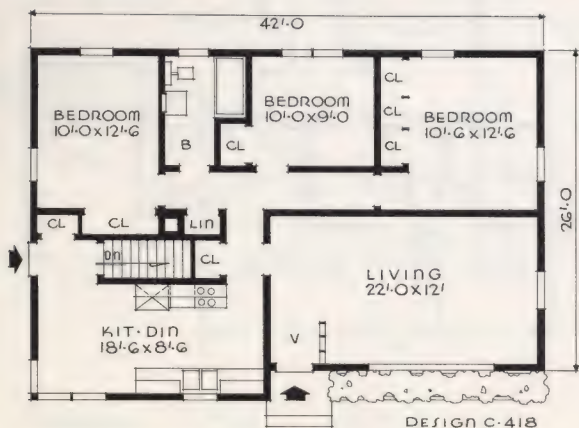
Design C-447

1,443 sq. ft.
25,974 cu. ft.
(not incl. garage)

Entering a vestibule that is actually large enough to remove your coat without bumping your elbows is the introduction to an interesting plan.

All rooms can be reached from the vestibule without intruding on the privacy of any other room.

The rear entry is also important and leads to a lavatory, gives access to the kitchen, garage and full basement. The exterior combines stone, wide and vertical siding.



Design C-418

1,141 sq. ft.
22,249 cu. ft.

This is a desirable small house with an attractive exterior, combined with a convenient interior layout of large bright rooms, and a full basement.

Three bedrooms occupy the rear, away from traffic noises, while the living room, kitchen and dinette are located on the street front.

The exterior is finished with wide siding except that the front living room wall has vertical siding.



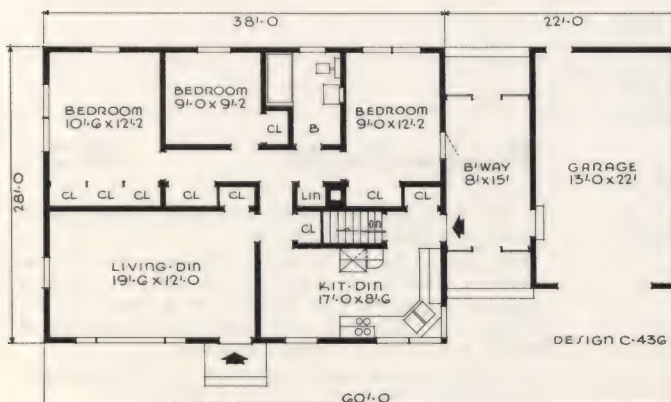
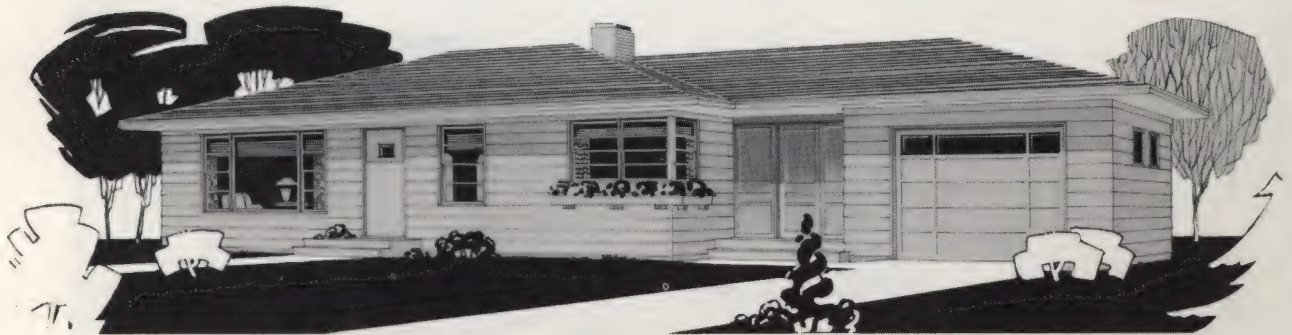
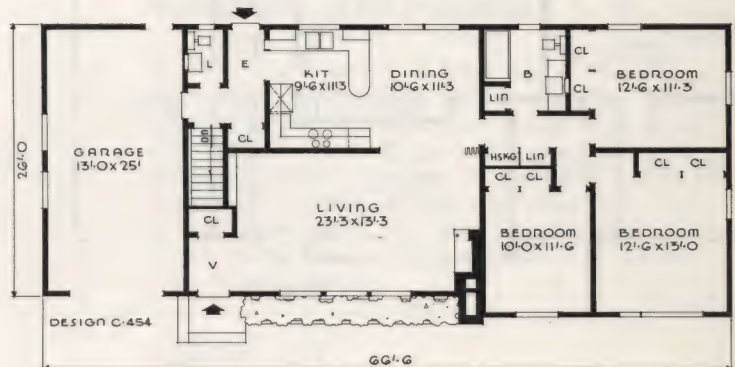
Design C-454

1,413 sq. ft.
23,314 cu. ft.
(not incl. garage)

Centering around the rear entry the heart of the service area is the convenient kitchen with built-in oven and stove, large coat closet for that raincoat, a cleanup lavatory and direct access to the garage, basement and rear yard.

Three bedrooms with twin wardrobes, bathroom with linen cabinet and dressing table, housekeeping closet and linen cabinet comprise the sleeping area.

Exterior finish includes flat roof and vertical siding with brick planter and chimney.



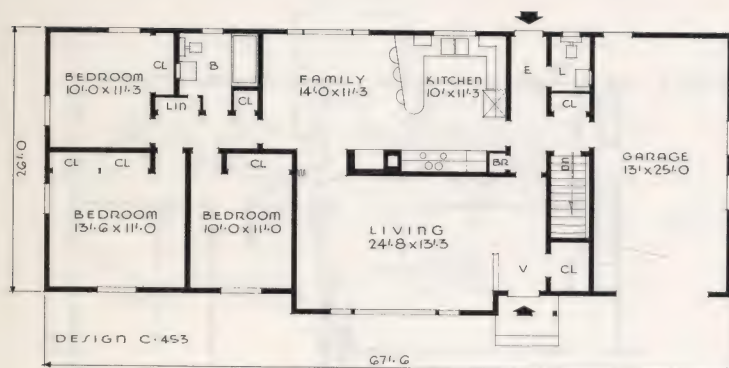
Design C-436

1,064 sq. ft.
20,216 cu. ft.
(not incl. garage)

This well-balanced home has three bedrooms that are connected by a hall in the center of the plan.

Abundant wardrobe closets can be found in each room along with storage and linen closets in the hall.

Plans call for breezeway, garage, full basement with exterior finish of wide bevel siding.

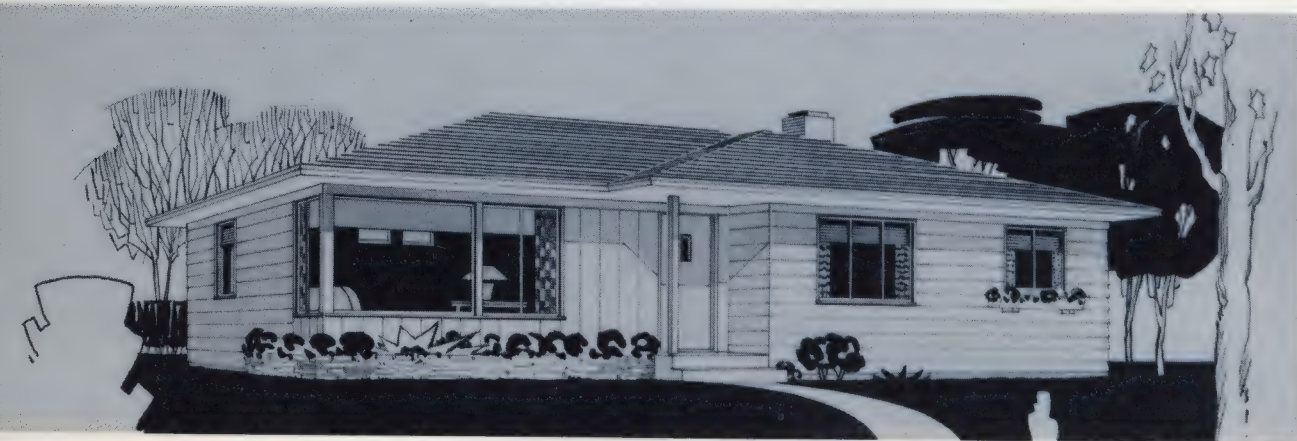


Design C-453 1,445 sq. ft.
26,732 cu. ft.
(not incl. garage)

This is a home that offers exceptional livability as expressed by the combined family room and kitchen. This room also provides built-in oven and range, charcoal broiler and snack bar.

In the entry we find a small lavatory, a coat and broom closet and access to the rear yard, garage and basement.

The simple style of the exterior is accomplished by use of wide siding, picture window and the touch of color in the shutters.



Design C-434 1,262 sq. ft.
23,347 cu. ft.

A fine three bedroom home with many talking points, if you check them, one by one.

Wide corner picture windows with brick planter beneath, a large living room with unusual wall space, a separate dining room in addition to a dinette in the kitchen. The continuous row of closets serves as a sound barrier and solves all storage problems.

The exterior has a covered entrance, vertical and bevel siding with a touch of brick and a flower box.

... dependable house plan service

STOCK PLANS

Our plan file covers only single family houses ranging in size from 700 to 1700 square feet and does not include commercial buildings, apartments, duplexes, summer cottages, cabins or motels.

BLUEPRINTS, SPECIFICATIONS

A set of plans consists of from 3 to 5 blueprints, 18" x 24", specifications and lumber list. Floor plans and four elevations are drawn to a scale of $\frac{1}{4}$ " to the foot. Larger scale drawings show necessary details. Location of plumbing fixtures, electric light outlets, switches and receptacles are shown on the plans. Heating is not included because of the wide variety of systems and conditions of local climate.

LUMBER LIST

A lumber and mill list is included for purposes of estimating costs, giving estimated amount and size of dimension lumber, shingles, siding, flooring, lath and plaster, etc. It also lists doors, windows, frames, trim, etc.

REVERSED PLANS

Plans are drawn with rooms in positions shown. To reverse the plan we furnish free, one set printed upside down, in addition to the regular sets. The figures and notes on the reversed set are not readable and it is intended to be used only for staking out the building and locating rooms, after which the regular plans are used for figures and notes.

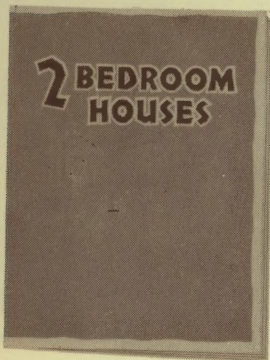
ARCHITECTURAL SERVICES

We cannot offer any service in drawing individual plans or making changes in our stock plans.

8 HOUR PLAN SERVICE

Plans are mailed the same day order is received.

TWO BEDROOM HOUSES 50c



84 DESIGNS

2 bedroom houses on one floor with full basement. Designs range from narrow frontage to the ranch type with wide elevation to the front. Plastic binding.

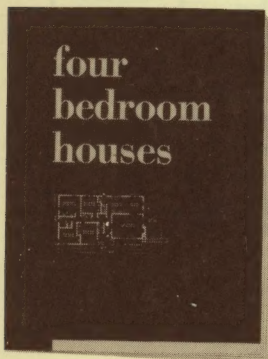
THREE BEDROOM HOUSES 50c



105 DESIGNS

3 bedroom houses on one floor with full basement. Includes houses for narrow lots and the popular ranch type rambler with wide frontage. Plastic binding.

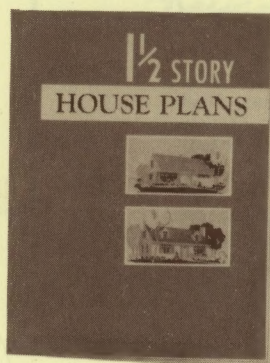
FOUR BEDROOM HOUSES 35c



20 DESIGNS

4 bedroom houses on one floor, most with full basement. Includes designs with office, study, or den, single and double garages. Plastic binding.

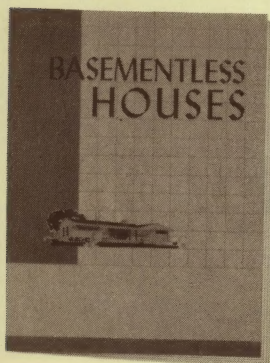
1½ STORY HOUSES 50c



53 DESIGNS

2, 3, and 4 bedroom houses on two floors with full basement. Excellent for expansion by finishing future upstairs bedrooms as needed. Plastic binding.

BASEMENTLESS HOUSES 50c



46 DESIGNS

2 and 3 bedroom houses on one floor with a utility room replacing the basement for heating, laundry and storage. Plastic binding.

SPLIT LEVEL HOUSES 35c



19 DESIGNS

2, 3 and 4 bedroom houses on 3 and 4 levels. Includes plans for both wide and narrow lots, some with basement garages. Plastic binding.

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The plan books offered above are designed to meet the demand for economical houses. Sizes range from 720 to 1700 square feet in area and are free from unusual or freak designs, but are planned to get value for the building dollar.

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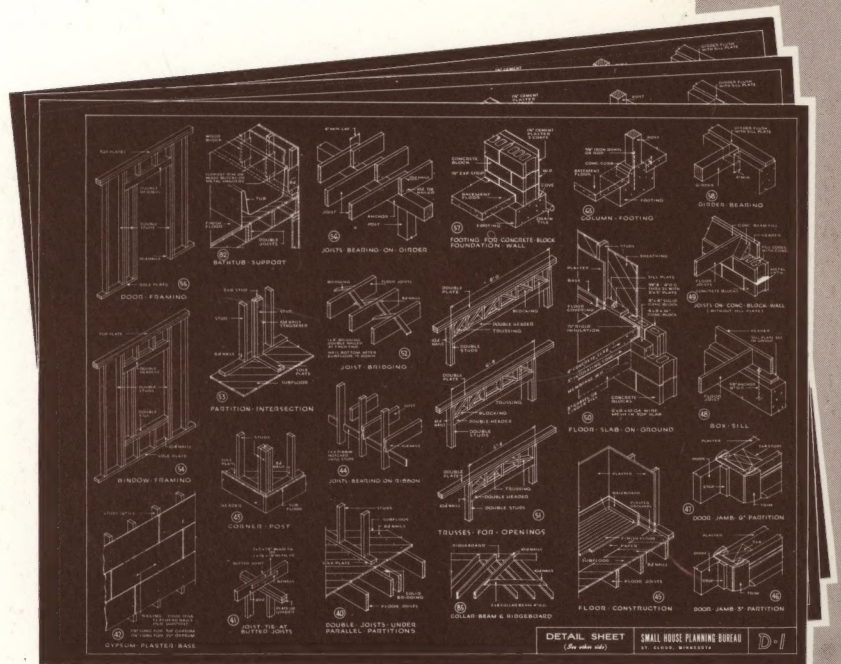
Additional sets may be ordered by original purchaser at any time.

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Two pages of isometric details are included with every set of plans, covering the principal requirements of F.H.A. Details are clear, easy to read and are especially valuable to the man who is building his own home.

